**Department of Conservation and Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra Costa County**

**John Kopchik**
Director

**Aruna Bhat**
Deputy Director

**Jason Crapo**
Deputy Director

**Maureen Toms**
Deputy Director

**Amalia Cunningham**
Assistant Deputy Director

**Kelli Zenn**
Business Operations Manager

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<br>(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 7th 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<br>111 Park Place, Suite 206<br>Richmond, CA 94801<br>(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

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

Sincerely,

Sean Tully
Principal Planner
Department of Conservation & Development

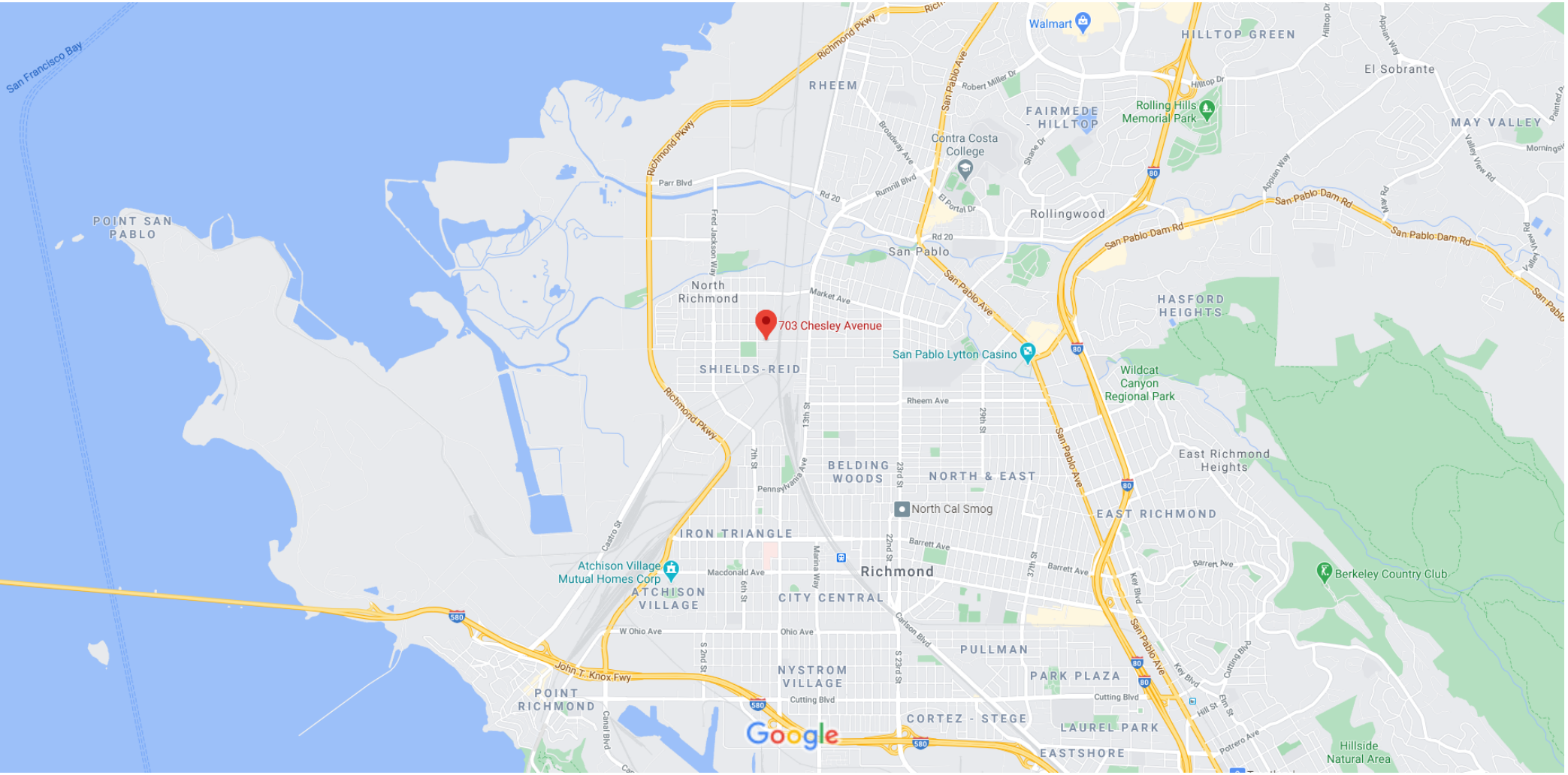
cc: County Clerk's Office (2 copies)

attachment: Project Vicinity Map

Google Maps

# 703 Chesley Ave

Vicinity Map



# CEQA ENVIRONMENTAL CHECKLIST FORM

| | | |
|---|---|---|
| **1.** | **Project Title:** | 703 Chesley LLC Cannabis Cultivation Facility |
| **2.** | **Lead Agency Name and Address:** | Contra Costa County<br>Department of Conservation and Development<br>30 Muir Rd.<br>Martinez, CA 94553 |
| **3.** | **Lead Agency Contact Person and Phone Number:** | Sean Tully, Principal Planner / (925) 674-7800 |
| **4.** | **Project Location:** | A 14-acre site comprised of two tax assessor's parcels, which are located along the eastern boundary of 7th Street, between Market Avenue and Chesley Avenue<br>(APN: 409-131-001 and 409-131-002) |
| **5.** | **Project Sponsor's Name and Address:** | James Lee<br>111 Park Place, Suite 206<br>Richmond, CA 94801 |
| **6.** | **General Plan Designation:** | Light Industry (LI) |
| **7.** | **Zoning:** | Planned Unit (P-1) |

**8. 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);
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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.

## 9. 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.

## 10. Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement:

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

## 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

A "Notice of Opportunity to Request Consultation" was forwarded to the Wilton Rancheria on June 9, 2020. As of the completion of this study, the County had not received a response nor a request for consultation.

| Environmental Factors Potentially Affected | | |
|---|---|---|
| The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. | | |
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Services Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

## Environmental Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sean Tully
Principal Planner
Contra Costa County
Department of Conservation & Development

September 10, 2020
Date

## ENVIRONMENTAL CHECKLIST

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **1. *AESTHETICS –*** *Except as provided in Public Resources Code Section 21099,* ***would the project*:** | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? | ☐ | ☐ | ☒ | ☐ |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☒ | ☐ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☒ | ☐ | ☐ |

***SUMMARY***:

*a) Would the project have a substantial adverse effect on a scenic vista?*

The only exterior improvements proposed as part of the project are those pertaining to the parking lot area. These improvements consist of relocating existing curb and sidewalk areas, relocating and upgrading existing ADA parking spaces, and creating an improved loading access to an existing rollup door located at the north face of the building. Because these improvements are minor in nature, will be implemented at ground level without the need for vertical construction and will be located in a parking area that is surrounded by an existing fence, the potential for the project having a substantial adverse effect on any scenic vista in the area is less than significant.

*b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?*

The only exterior improvements proposed consist of curb, sidewalk, ADA parking, and loading space improvements within the existing parking area. The existing trees and landscaped planters in this area will be preserved as part of the project. With respect to the existing building, only relatively minor interior improvements are proposed to make the interior building more functional for the proposed use. There are no modifications proposed to the exterior of the building. Based on the above, the potential for the proposed project substantially damaging scenic resources is less than significant.

*c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are*

*experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The North Richmond P-1 district design guidelines include standards for improving aesthetics on industrially zoned properties within the district. These standards include, but are not limited to, providing landscaping where paving is not necessary, screening buildings and loading areas from the public roadway, and screening parking from public areas. The subject property has existing elements such as a perimeter fence and parking area landscaping, which will not be removed or otherwise altered as part of the project. In addition, the proposed project does not include a proposal for exterior modifications to the existing building in which it will be housed in, nor does the project require any new vertical construction. Lastly, the Final Development Plan for the North Richmond Planned Unit district will only be modified to add commercial cannabis land uses to the land use matrix as an allowed use in certain areas. The lack of modifications to existing the existing perimeter fence and parking area landscaping, lack of exterior building improvements or vertical construction, and the fact that the North Richmond P-1 modification is limited to the allowance of commercial cannabis uses, reduces the project's potential for conflicting with applicable regulations governing scenic quality to a less than significant level.

*d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

For illumination of dark areas on the property and improved motion detection around the facility, the applicant proposes to add outdoor lighting to the existing building. Some exterior lighting will be operated automatically with photo-sensors and motion detectors, and some will be left on continuously. The applicant will also be installing interior grow lights in various rooms of the facility to simulate the natural sunlight needed for plant growth. The daily lighting schedules for growing cannabis indoors can vary between 18 and 24 hours, which means there is a likelihood that grow lights will be on during nighttime hours.

<u>Potential Impacts</u>

The facility will be outfitted with new external security lighting and interior grow lights, some ow which will be illuminated continuously, or illuminated for extended periods that include some nighttime hours. This lighting could create a new substantial source of light which could adversely affect nighttime views in the area, more specifically, the residences located across Chesley Avenue and & 7th Street.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

Mitigations

AES-1: All exterior lighting shall be outfitted with shrouds and deflected downward so as to focus illumination towards buildings, parking, and sidewalk areas at the project site, and not to adjacent properties.

AES-2: After 10:00 PM, exterior lighting shall only be operated with the use of motion sensors or other triggering mechanisms and shall not be left on continuously. An exception is made for exterior lighting to illuminate parking areas to the north and east of the building. The sensitivity of all motion sensors and other light triggering mechanisms shall be adjusted to trigger illumination from activity near the building and on adjacent sidewalk, and not by vehicular traffic along Chesley Avenue and 7th Street.

AES-3: Prior to initiation of the use, the applicant shall provide visual evidence to the County that physical building modifications or other provisions have been made to ensure that glare from the use of grow lights will not be detectible through windows or other building openings along the 7th Street and Chesley Avenue frontages between 10:00 PM and dusk. This can include, but is not limited to, window tinting, window film, “blackout” drapes, and automatic timers/dimmers.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **2. *AGRICULTURAL AND FOREST RESOURCES* – *Would the project:*** | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |

***SUMMARY***:

*a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Pursuant to the California Department of Conservation's Important Farmland Finder, the subject property is categorized as "Urban and Built-Up' land. Therefore, there is no potential for the project to convert farmland to a non-agricultural use.

*b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Despite the cannabis cultivation nature of the proposed facility, the subject property is located within one of the County's Light Industry General Plan Land Use designations and thus does not qualify for a Williamson Act contract. Additionally, the proposed modification to the Final Development Plan for North Richmond will allow commercial cannabis activities on properties with commercial and industrial General Plan designations, but will have no impact on agricultural uses that can currently be established within North Richmond or any other zoning district within the County. Therefore, there is no potential for the proposed project conflicting with existing zoning for an agricultural use or with a Williamson Act contract

*c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code*

*section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?*

The project site is located within an urban and developed area of the County where forest land or timberland does not naturally occur. Additionally, the project site is located within a Light Industry General Plan Land Use designation, which would not allow for the management of forest resources or the growing or harvesting of timber. Lastly, there is no element of the proposed project that includes a request for, or that will result in a rezoning of the project site. Based on the above, there is no potential for the proposed project conflicting with or causing the rezoning of forest land, timberland, or timberland-zoned Timberland Production.

d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?*

The project site is located within an urban area of the County where forest land does not naturally occur. In addition, due to the frequency of drought-type conditions of Contra Costa County, the project site would not be capable of supporting ten percent native tree cover without irrigation improvements. Therefore, pursuant to the definitions stated in Section 12220(g) of the Public Resources Code, the subject property would not be considered as forest land, and thus there is no potential for the project involving or resulting in the loss or conversion of forest land.

e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?*

Although the proposed use will be cannabis cultivation, the cultivation activities will all take place indoors, and will not require disturbance of any existing farmland within the County. Lastly, the proposed modification to the Final Development Plan for the North Richmond P-1 District will only be to allow commercial cannabis activities on properties within the district that already permit commercial uses. Therefore, there is no potential for the project resulting in the conversion of farmland to a non-agricultural use.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **3. *AIR QUALITY – Would the project:*** | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☒ | ☐ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☒ | ☐ | ☐ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☒ | ☐ | ☐ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☒ | ☐ | ☐ |

***SUMMARY***:

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The County's Climate Action Plan (CAP) is designed to reduce greenhouse gas (GHG) emissions while improving community health. As an implementation measure, the CAP includes a GHG reduction strategy that is consistent with the Bay Area Air Quality Management District's (BAAQMD) guidance for preparation of a GHG reduction strategy. The CAP's 2020 GHG reduction target is also consistent with State Assembly Bill (AB) 32 and the associated scoping plan, which seek to reduce emissions to 1990 levels by 2020. Since the approval of AB 32 in 2006, post-2020 GHG reduction goals have been identified in various Executive Orders signed by the Governor. The most recent reduction goal amendment set a GHG emissions target for 2030 at 40 percent below 1990 levels. The County is in the process of updating the CAP to comply with these new standards and goals.

As an implementation measure, the CAP consists of a GHG reduction strategy designed to be consistent with BAAQMD strategies. To assist planning staff with implementation of the GHG Reduction Strategy from a project level, the CAP includes a development checklist (Appendix-E) which, when completed, identifies a project's consistency with the CAP. Staff will recommend that the entitlement for the proposed project be conditioned to require that staff of the County Building Inspection and Community Development Divisions verify the project's compliance with the CAP's Appendix-E standards (where applicable) prior to the issuance of building permits or establishment of the use. By ensuring compliance with the development checklist, the potential for the project conflicting with or obstructing implementation of the County CAP is reduced to a less than significant level.

*b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

All air emissions standards for Contra Costa County fall within the purview of the Bay Area Air Quality Management District (BAAQMD). Pursuant to the BAAQMD's "Air Quality Standards and Attainment Status" webpage, the air district is in non-attainment for the pollutants Ozone, Particulate Matter ($PM_{10}$), and Fine Particulate Matter ($PM_{2.5}$). Despite the small scale and low emissions potential of the proposed facility, the regular use of motor vehicles for final product transport and employee travel to and from the site have the potential for contributing to net cumulative increases in Ozone and Particulate Matter levels within the air district.

Potential Impact:

Exhaust emissions and particulates produced during daily operational activities of the facility may contribute towards significant amounts of pollutants within the air district. However, implementation of the following mitigations to ensure the use of Best Available Control Technology (BACT) will ensure that the project's portion of emission levels are reduced to a less than significant level.

Mitigation Measures

AIR-1: The following measures shall be implemented during all on-going business operations:

1. The property owner/tenant/lessee shall ensure that all heavy-duty trucks entering or operated on the project site are model year 2014 or later, and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission beginning in 2030 or when such vehicles are commercially available, whichever date is later.

2. The property owner/tenant/lessee shall utilize a "clean fleet" (e.g., zero-emission light- and medium-duty delivery trucks, vans and automobiles) as part of business operations.

3. The property owner/tenant/lessee shall ensure all service equipment (e.g., yard hostlers, yard equipment, forklifts, and pallet jacks) used within the project site are zero-emission.

4. The property owner/tenant/lessee shall use the cleanest technologies available, and provide the necessary infrastructure to support zero-emission vehicles and equipment that will be operating on-site.

5. Prior to CDD-stamp approval of plans for building permits, the property owner/tenant/lessee shall submit plans for review and approval of CDD staff, which include the necessary infrastructure for future use of electric trucks, both semi-trucks

and delivery trucks (e.g., installation of conduit specifically designated for truck charging equipment in the future).

6. Idling is strictly prohibited on the subject property and adjacent streets in the Richmond/San Pablo area. The property owner/tenant/lessee shall inform all truck drivers associated with the business of this prohibition.

7. Applicant/tenant/lessee shall periodically sweep the property to remove road dust, tire wear, brake dust and other contaminants in parking lots.

8. Applicant/tenant/lessee shall not use diesel back-up generators on the property unless absolutely necessary. If absolutely necessary, generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards or meets the most stringent in-use standard, whichever has the least emissions.

9. The property owner/tenant/lessee shall monitor and be in compliance with all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program, and the Statewide Truck and Bus Regulation.

10. The operation of Transportation Refrigeration Units (TRUs) is prohibited on the subject site. Any proposed use of TRUs at the subject location will require submittal of a Land Use Permit modification application.

11. The property owner shall include all project Air Quality mitigation measures as part of contractual lease agreement language to ensure the tenant/lessee is informed of all on-going operational responsibilities

*c) Would the project expose sensitive receptors to substantial pollutant concentrations?*

The subject property is located within an industrially zoned area of the County and is adjacent to other commercial and industrial land uses. However, the subject property is also near multiple medium- and high-density residential neighborhoods located west and south of the project site, as well as recreational facilities such as Shields-Reid Park and Rumrill Sports Park. Commercial and/or industrial land uses that involve the routine use of diesel operated equipment such as semi-trucks, can have impacts on surrounding communities from an air quality standpoint. More specifically, Particulate Matter pollutant impacts from the use of trucks and heavy equipment are key contributors to pollutant concentrations in the North Richmond area.

Potential Impact

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. However, inclusion of the following mitigation to dictate truck routes associated with the proposed facility will help in reducing the potential for exposing sensitive receptors to those truck emission-related pollutant concentrations.

Mitigation Measures

AIR-2: All truck traffic to and from the facility shall avoid traveling through nearby residential neighborhoods, and shall be directed through industrially- and commercially-zoned areas via the use of Richmond Parkway, Parr Boulevard, and Rumrill Boulevard. Alternate routes by way of using residential sections of roadways such as Fred Jackson Way or Market Avenue shall be prohibited. An informational flier for distribution to facility employees and third-party delivery drivers shall be kept on-site to inform appropriate parties of the truck route restriction.

*d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Research indicates that organic compounds called terpenes are found in many varieties of plants, and that they give each plant their unique odor. When in higher concentrations, terpenes produce a stronger odor that can serve as a plant's defense mechanism or as an attraction to pollinators. The applicant has indicated that the proposed facility could accommodate up to 1,600 growing plants. As the cannabis plants grow within the facility, the levels of terpenes in those plants can also increase, which could lead to stronger odors. Cannabis plants are known to have a unique and sometimes pungent odor, which in high concentrations could adversely affect people living in the adjacent residential communities.

There are various methods available for eliminating or significantly reducing the smell of the proposed cannabis cultivation activities. The applicant has advised that they will be sealing ducts, and windows in the facility, and that they will also be installing a ventilation and odor control system that will be designed by a licensed mechanical engineer.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

Potential Impact

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

AIR-3: Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit a ventilation and odor control plan for review and approval of the County. The plan shall remain in effect throughout the life of the use, and shall at minimum include the following:

- Plans, completed by a licensed professional, detailing the type and location of ventilation and odor control equipment to be used.
- Plan notes or a separate statement identifying any additional measures that will be implemented (e.g., sealing windows, odor neutralizers)
- A proposed maintenance and/or monitoring schedule for the plan once implemented.

AIR-4: The applicant shall designate an odor coordinator who will be responsible for implementing and maintaining the approved odor control plan and responding to any complaints. One sign each, detailing this person's name and contact information, shall be permanently posted clearly somewhere along the Chesley Avenue and 7th Street building façades of the existing building. The odor coordinator shall maintain a log of complaints, which shall be available for review by County staff upon request.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **4. *BIOLOGICAL RESOURCES – Would the project:*** | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☒ | ☐ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☒ | ☐ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

***SUMMARY***:

*a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The proposed facility will be located within an existing building located on the property, which only requires minor interior modifications to accommodate the proposed facility. The physical improvements proposed outside of the building are limited to parking and sidewalk modifications. The landscaped areas and trees adjacent to the parking area need no alteration and will be preserved. Based on the above, the potential for the project result in the modification of any existing habitat is less than significant.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Pursuant to Figure 8-1 (Significant Ecological Areas and Selected Location of Protected Wildlife and Plant Species Areas) of the County General Plan, the subject property is not located within one of the County's identified significant ecological areas. Additionally, the subject property is not located within in or adjacent to an identified refuge, wildlife area, or ecological reserve area of either the U.S. Fish and Wildlife Services or the California Department of Fish and Wildlife. Based on the above, the potential for the project having a substantial adverse effect on any riparian habitat or other sensitive natural community is less than significant.

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The subject property is located within a developed region of North Richmond, and is entirely surrounded on all sides by urban development. The only ground disturbance associated with the project is that pertaining to the parking area improvements, which will not require encroachment within nor are they adjacent to any wetlands area. Therefore, there is no potential for the proposed project having a substantial adverse effect on a state or federally protected wetland.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?*

The only exterior ground disturbance associated with the project is that pertaining to the parking area improvements. These improvements will only alter existing paved areas on the property, and thus have no potential for interfering with the movement of any migratory fish or wildlife species, or with resident or migrator wildlife corridors. Lastly, there is an existing plant nursery located along Market Avenue north of the building in which the facility will be located, but no element of the proposed project will encroach upon or otherwise impact that nursery.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The only ground disturbance associated with the project is that pertaining to the parking area improvements. These improvements consist of reconfiguring existing parking spaces and ADA access, relocating existing sidewalk improvements, and widening an existing loading access. The existing planters and trees surrounding these proposed improvements will remain unaltered. Since the proposed ground disturbance activities all pertain to existing impervious surface areas at the

site, the potential for the project conflicting with any local policies or ordinances protecting biological resources, such as the County's Tree Protection Ordinance, is less than significant.

*f)* *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The County has adopted the East Contra Costa County Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. This plan covers areas within the cities of Brentwood, Clayton, Oakley, and Pittsburg, as well as unincorporated areas of Eastern Contra Costa County. The proposed project has no potential for conflicting with the provisions of the East Contra County HCP / NCCP because the project site is located in North Richmond, which is not one of the areas of the County covered by the plan.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **5. *CULTURAL RESOURCES – Would the project:*** | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☐ | ☒ | ☐ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

The proposed cannabis cultivation facility will be located within an existing building that formally housed the Iglesia Arca De Noe place of worship. Other than the addition of lighting and security equipment, there will be no physical improvements to the exterior portions of the building, which substantially reduces the potential for adverse impacts. Additionally, the applicant is only proposing to make minor tenant improvements in the building's interior, which will be undetectable from the public view corridors. Therefore, the potential for the project resulting in a substantial adverse change in the significance of a historical resource is less than significant.

*b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

The only ground disturbance proposed as part of the project is that pertaining to the reconfiguration of the parking area. This element of the project will require the demolition and resurfacing of existing sidewalk areas, but no significant grading or trenching at the site. Therefore, the potential for the project disturbing any existing underground archaeological resources not already discovered at the site is low. Furthermore, in the event staff recommends approval of the project, it has been the County's practice to applying conditions of approval that direct construction personnel to stop work and seek the evaluation of a licensed professional in the event that any archaeological resources are discovered during construction.

*c) Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The only ground disturbance proposed as part of the project is that pertaining to the reconfiguration of the parking area. This element of the project will require the demolition and resurfacing of existing sidewalk areas, but no significant grading or trenching at the site. Due to the lack of substantial grading or trenching for the proposed project, and the fact that the project site was previously developed, the potential for the project disturbing human remains at the site is

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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low. Furthermore, in the event staff recommends approval of the project, it has been the County's practice to apply conditions of approval that direct construction personnel to stop work and contact the County Coroner in the event that any human remains are discovered during construction activities.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **6. *ENERGY – Would the project:*** | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☒ | ☐ | ☐ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation??*

Since the primary activity of the proposed facility is the indoor cultivation of cannabis plants, lights for the creation of artificial lighting will need to be installed within the facility to help promote plant growth. In addition, a specialized ventilation system designed by a licensed mechanical engineer will be installed to control temperature and pressure within the building, and to also control the emission of odors from the facility. This lighting and ventilation equipment has the potential for consuming large amounts of electricity.

Section 88-28.414(e) of the County's Cannabis Regulation Ordinance requires that indoor commercial cultivation businesses satisfy their electricity demands by providing onsite renewable energy generation or purchasing electricity that is generated entirely from a renewable source. The applicant has advised that there is a 400KW solar system installed at the industrial complex that generates 600,000 KWH of power annually for the entire complex. The applicant proposes to satisfy its electrical demand via a connection with this system, or by purchasing 100% renewable energy from a local provider by the name of MCE.

Appendix-E of the County Climate Action Plan (CAP) sets standards on new development for consistency with the CAP. As an implementation measure, Appendix-E includes a checklist that helps determine a development's consistency. One standard of that checklist requires that all new nonresidential developments install high-efficiency appliances and insulation. Since the facility will be housed within an existing building, requiring new insulation may not be feasible. However, ventilation and lighting equipment for the facility will be newly installed or upgraded as part of the project, and thus can be monitored for their efficiency.

Potential Impact

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 Measures

ENG-1: Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit plans or other documentation detailing the renewable energy source (i.e., existing onsite solar system or local provider) ultimately chosen to serve the facility in compliance with Section 88-28.414(e) of the County Ordinance.

ENG-2: Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit ventilation and interior lighting documentation for review and approval of the County. The submitted documents shall illustrate the use of high efficiency appliances and equipment. The submittal shall at minimum include the following:

- Plans detailing the type and location of ventilation and lighting equipment to be used.
- Manufacturer equipment specs or other documentation detailing energy efficiency of primary ventilation and lighting elements.

*b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

As part of the County's adopted CAP, Energy Efficiency and Conservation is a topic of analysis that was included in the County's effort to reduce local GHG emissions. To assist planning staff with the implementation of the GHG Reduction Strategy, the CAP includes a development checklist (Appendix-E) that is utilized at the project-level to determine a project's consistency with the CAP. For development project such as the proposed commercial cultivation facility, the County can condition the entitlement to require that compliance with the standards of Appendix-E be verified prior to establishment of the use or issuance of building permits. Since the applicant will need building permit approval for interior modifications and equipment installation within the building, compliance with Appendix-E of the County CAP will be required as a condition of approval should the requested entitlement be granted. Requiring compliance prior to development at the site will substantially reduce the potential for the proposed use conflicting with the County's local plan pertaining to renewable energy or energy efficiency.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **7. *GEOLOGY AND SOILS – Would the project:*** | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | ☐ | ☐ | ☒ | ☐ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |
| iv) Landslides? | ☐ | ☐ | ☒ | ☐ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☐ | ☒ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

*i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

Pursuant to the California Geological Survey's Earthquake Hazard Zone Application (EQ Zapp), the subject property is not located within a known earthquake fault zone. The closest earthquake zone is that of the Hayward Fault, which is located approximately 1.3 miles east of the project site. Additionally, the proposed commercial cannabis cultivation facility will be established within an existing building and the only ground disturbance required are minor parking lot modifications that do not require extensive ground grading or other earth

movement. Therefore, the potential for rupturing a known earthquake fault is less than significant.

*ii) Strong seismic ground shaking?*

The proposed facility will be located within an existing building, and only minor tenant and parking lot improvements are needed to establish the use. As there is no major ground disturbance required as part of the project, and none anticipated as part of the daily operation, the potential for the proposed project resulting in strong seismic ground shaking is less than significant.

*iii) Seismic-related ground failure, including liquefaction?*

The proposed facility will be located within an existing building, and only minor tenant, security equipment with lighting, and parking lot improvements are needed to establish the use. As there is no major ground disturbance required as part of the project, and none anticipated as part of the facility's daily operation, the potential for the proposed project resulting in strong seismic-related ground failure is less than significant.

*iv) Landslides?*

The subject property is a relatively flat parcel located in the North Richmond area, which has relatively few sloped or hillside properties. Additionally, the proposed project does not require substantial site development for establishment nor will it consist of any daily activities that would create a significant risk for landslides.

*b) Would the project result in substantial soil erosion or the loss of topsoil?*

The project site has been entirely developed with buildings, impervious parking/walking surfaces, and some small landscaped areas. Therefore, there are very few undeveloped areas, if any, that have any potential for soil erosion or loss of topsoil. Lastly, the only ground disturbance required as part of the project is proposed for areas of the property that have already been paved over for parking or sidewalk areas. Therefore, based on the prior extensive development of the site and minor ground disturbance required for the proposed facility, the potential for substantial soil erosion or loss of topsoil is less than significant.

*c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

No project-specific geological investigation has been administered as part of the environmental review for this project, and thus the specific characteristics of the geologic unit or soil at the site is unknown. However, the proposed cannabis cultivation facility will be located within an existing building, and the only ground disturbance proposed is that related to the minor parking area improvements. Therefore, the potential for the soil or geologic unit becoming unstable at the site is less than significant.

*d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

No project-specific geological investigation has been administered as part of the environmental review for this project, and thus the specific characteristics of the geologic unit or soil at the site is unknown. However, the proposed cannabis cultivation facility will be located within an existing building, and the only ground disturbance proposed is that related to the minor parking area improvements. There is no new building construction proposed, nor is there any proposal for the expansion of the existing building envelope. Therefore, the potential for the project creating a substantial risk to life or property, with respect to expansive soils, beyond what currently exists at the site, is less than significant.

*e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The subject property is located within the service area of the West County Wastewater District. There is no proposal for conversion to a septic system, and the existing public sewer connection will not be altered as part of the proposed project. Therefore, there is no potential for environmental impacts as a result of site soils being unable to adequately support the use of septic tanks.

*f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Staff is unaware of any prior studies being done at the site which reflect the existence of unique paleontological or geologic features at the site. The project site has been developed with multiple structures and parking areas and has served as the location for multiple commercial uses for an extended period. Based on the previously developed nature of the site and minor ground disturbance proposed as part of the project, the potential for the project destroying any existing but previously unidentified unique geological or paleontological resources is less than significant. In addition, the County typically conditions land use projects in a manner that requires the stoppage of work and consultation with a licensed professional in the event of a find. In the event that the project is approved, those same conditions will be applied to the entitlement.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| **8. *GREENHOUSE GAS EMISSIONS – Would the project:*** | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The 2017 BAAQMD CEQA Guidelines include screening criteria that provide local agencies with a conservative indication of whether a proposed project could result in potentially significant air quality impacts. The screening levels generally represent new development on greenfield sites without any mitigations taken into consideration. In the event that project design or local development requirements are also applicable, the project could result in even lower emissions. For operational-related GHG emissions, the screening criteria were derived using default emission assumptions in the Urban Land Use Emissions Model and off-model GHG estimates for indirect emissions from electrical generation, solid waste, and water conveyance. If a project is below the applicable screening criteria provided in Table 3-1 of the guidelines, then it is anticipated that the project would not exceed the 1,100 MT of $CO_2$e/yr GHG threshold of significance for projects other than permitted stationary sources.

Pursuant to Table 3-1 (Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes**)** of the 2017 BAAQMD CEQA Guidelines, the proposed commercial cannabis cultivation facility would fall within either the "General Light Industry" or "Warehouse" land use types. Under these categorizations, the operational GHG screening size is 121,000 (General Light Industry) or 64,000 (Warehouse) square feet. The existing building that will house the proposed cultivation facility is 11,983 square feet in area, which is well below the screening size of either category. Therefore, it is anticipated that the proposed facility will produce less than 1,100 MT of $CO_2$e/yr, and as a result would have a less than significant potential for generating GHGs at a level that would have a significant impact on the environment.

*b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The County has adopted a Climate Action Plan (CAP) that includes a GHG reduction strategy. The goal of the strategy is to reduce community-wide emissions to 15% below 2005 levels by the year 2020. To assist planning staff with implementation of the GHG Reduction Strategy, the CAP includes a development checklist (Appendix-E) which verifies a project's consistency with the CAP. By conditioning the proposed project to require that staff of the Building Inspection and

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

Community Development Divisions verify the project's compliance with Appendix-E of the County CAP prior to establishment of the use or issuance of any building permits, the potential for the proposed project conflicting with the CAP or any other applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases is reduced to a less than significant level.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **9. HAZARDS AND HAZARDOUS MATERIALS –** ***Would the project:*** | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? | ☐ | ☐ | ☒ | ☐ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The primary activity of the facility will be the cultivation of cannabis plants, which does not require the use of nor will it result in hazardous materials as a byproduct. The applicant has also advised that natural fertilizers and organic foods will be used in their cultivation process, which further lessens the potential for hazardous materials being used, stored, or otherwise transported to the site.

*b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?*

As discussed above, the proposed cultivation facility will not require the use of nor will it generate hazardous materials as a result of its daily operation. Therefore, the potential for the proposed

project creating foreseeable accident conditions wherein hazardous materials would be released into the environment, is less than significant.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The proposed cultivation facility will not require the use of nor will it generate hazardous materials as a result of its daily operation. Additionally, the closest school is Verde Elementary, which is located approximately one-half mile northwest of the site. Therefore, there is no potential for the project emitting or handling hazardous materials within one-quarter mile of a school.

d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Pursuant to the EnviroStor database maintained by the California Department of Toxic Substances Control (DTSC), there is some history of prior hazardous materials sites or cleanup on the subject property.

Records indicate that there was a Voluntary Cleanup Agreement with respect to the North American Packing Corporation, which was formerly located on the larger parcel of the project site on which parking for the proposed facility will be accommodated. The EnviroStor database indicates that zinc and hydrocarbon solvents were detected in the soil, but that the tin plating department of the facility was decommissioned in April of 1993 and that a subsequent cleanup of the site was done. A 2003 site screening indicated that no further action was necessary because the post remediation results indicated that all potential contaminants of concern were below the recommended screening levels. EnviroStor also lists the Pacific Rim Packaging Corporation that was formerly on the larger parcel as well, but indicates that business is no longer operating at the site.

Based on the above, there is evidence in the record to suggest that one or more of the existing buildings at the project site were at some time considered as a hazardous materials facility/site. However, the uses associated with those designations have been discontinued at the site. Additionally, the proposed cannabis cultivation facility will be established in an existing building and will require only minor parking area improvements and security equipment additions, thereby reducing the potential for disturbing any residual hazardous materials that *may* still exist at the site. Therefore, the potential for the project creating a significant hazard to the public or the environment is less than significant.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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*e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The subject property is not located within the coverage area of the Contra Costa County Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport or public use airport. The nearest public airport is Buchanan Field airport, which is located approximately 15 miles east of the subject property.

*f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

All improvements proposed as part of the project will either be tenant improvements within the existing building, minor parking area improvements, or equipment installation. There is no element of the project that has the potential for impeding access along the adjacent roadways or any waterway within the County that may provide access to the site or be part of an existing emergency response or evacuation plan. Additionally, the proposed project will not impact existing power infrastructure, telecommunication towers, or alternate mediums of communication that may be part of an existing emergency response or evacuation plan. Based on the above, the potential for the project impairing implementation of or physical interfering with an adopted emergency response plan or evacuation plan is less than significant.

*g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The subject property is located within the service area of the Contra Costa County Fire Protection District (CCCFPD). The CCCFPD has had an opportunity to review plans for the proposed cultivation facility, and there was no indication that the proposed project would pose a significant wildfire risk. The CCCFD has advised that any change in use or occupancy of the building would require that the structure be made to comply with the requirements of the California Fire Code. Since verification of the building's compliance with applicable fire code would be required prior to the County Building Inspection Division's authorization of the applicant's occupancy, and the building is located within an urban region of the County with no adjacent wildland areas, the potential for the project exposing people or structures to a significant risk of loss or injury from wildfires is less than significant.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **10. *HYDROLOGY AND WATER QUALITY – Would the project:*** | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | ☐ | ☐ | ☒ | ☐ |
| i) Result in substantial erosion or siltation on- or off-site? | ☐ | ☐ | ☒ | ☐ |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | ☐ | ☐ | ☒ | ☐ |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | ☐ | ☐ | ☒ | ☐ |
| iv) Impede or redirect flood flows? | ☐ | ☐ | ☒ | ☐ |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The existing building that will house the proposed cultivation facility is connected to public sanitary sewer infrastructure, and will not require the use of an inground septic system or other form of outdoor disposal that may impact ground water quality. The applicant has advised that water which cannot be reused in the recirculating irrigation system will be tested for contaminants, PH balanced, and then used for irrigating outdoor landscaping or released into the public sewer. The combination of the availability of a public sanitary sewer connection, the applicant's protocol for the testing of water for disposal, and the applicant's requirement for permitting by the County Environmental Health Department will reduce any potential for degrading surface or ground water quality to a less than significant level.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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*b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The subject property is currently within the service area of the East Bay Municipal Utility District (EBMUD), and is connected to EBMUD's public water infrastructure. Any water needed for the proposed cultivation activities will be provided via the existing public water connection, and will not require pulling from groundwater supplies. Therefore, the potential for the proposed project substantially decreasing groundwater supplied or interfering with groundwater recharge is less than significant.

*c) Would the project substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

*i) Result in substantial erosion or siltation on- or off-site?*

The only ground disturbance proposed as part of the project are those associated with the proposed parking area improvements. Furthermore, the parking area improvements will all take place in areas that are currently covered in an impervious surface (concrete or asphalt), and will all be finished as either concrete sidewalk or asphalt parking surface. Therefore, only minor alterations to the drainage pattern at the site will be made, and thus the potential for erosion or siltation, flooding, increased surface runoff, or altered flood flows is less than significant.

*ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

Please see the discussion in Subsection-i above.

*iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Please see the discussion in Subsection-i above.

*iv) Impede or redirect flood flows?*

Please see the discussion in Subsection-i above.

*d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

The subject property is not located within one of the County's Federal Emergency Management Agency (FEMA) flood hazard areas. Additionally, the project is not in a tsunami or seiche zone as it is more than one and one-half miles from any large body of water such as San Pablo Bay. Therefore, the potential for the proposed project resulting in a risk for the release of pollutants due to project inundation is less than significant.

*e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Since the proposed facility will be located within an existing building, no additional impervious surface area will be created at the site and no increased levels or sources of water runoff will be created as a result of the project. Water that is removed from the recirculating watering system will be tested for contaminants, and if it meets certain criteria, will be used to water landscaping adjacent to the facility. Water that does not pass the testing protocol will be Ph balanced, and then released into the public sewer system.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **11. *LAND USE AND PLANNING – Would the project:*** | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project physically divide an established community?*

The subject property is located within an urbanized region of the County, and is surrounded by various developed properties. The project site has also been entirely developed with various buildings, accessory structures and parking areas for the various commercial uses housed at the site. Due to the developed nature of the site and lack of additional improvements that will expand the existing building footprints, there is no potential that an established community will be physically divided as a result of the project.

*b) Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The project site is located within an area of the County with a Light Industry General Plan Land Use designation. The Light Industry designation allows for light industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, and similar uses which emit only limited amounts of smoke, noise, light, or pollutants. The proposed facility is compatible with this designation due to the primary activity of indoor cultivation, and because only limited amounts of light and odor, if any, will be emitted as a result of daily operation.

The Land Use Element of the County General Plan provides policies for specific geographical areas of the unincorporated County. These specific area policies focus on providing additional policies associated with the unique characteristics and needs of each area. Pursuant to Figure 3-2 of the County General Plan, the subject property is located within the North Richmond specific policy area. The policies for the North Richmond Area focus on guiding development from a regional and regulatory level and are implemented via County actions such as rezoning studies, General Plan and zoning ordinance amendments, and coordinated efforts with surrounding municipalities. The proposed project does include a modification of the Final Development Plan for the North Richmond P-1 district in order to allow commercial cannabis activities. However, this modification is limited to permitted use types. There is no proposal for modification of any County policy pertaining to the applicability of CEQA for any project, nor the manner in which development projects are reviewed by the County. Therefore, the potential for the proposed

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

project conflicting with any of the specific policies for the North Richmond area is less than significant.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **12. *MINERAL RESOURCES – Would the project:*** | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☒ | ☐ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |

***SUMMARY***:

*a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Pursuant to Figure 8-4 (Mineral Resources) of the County General Plan, the project site is not located within any of the County's known significant mineral resource areas. Additionally, the proposed cultivation facility will be established within an existing building, and thus requires only minor ground disturbance for parking area improvements. Therefore, the potential for the project resulting in the loss of availability of a known mineral resources is less than significant.

*b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The proposed cultivation facility and all associated improvements for its establishment will take place within the boundaries of the subject property. As there is no resource recovery site located on the subject property, there is no potential for losing availability to one as a result of the project.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **13. *NOISE – Would the project result in:*** | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

***SUMMARY***:

*a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The primary activity of the proposed facility will be cannabis plant cultivation, which in itself is not an activity that is associated with the substantial increases in noise levels. There will be some machinery and equipment used such as ventilation equipment, lighting equipment and a commercial shredder that may increase noise levels when in use. However, all of this equipment will be located entirely within the existing building, which will significantly reduce the impact to ambient noise levels in the vicinity of the subject property. Lastly, the project site is located within an industrially zoned region of the County, where ambient noise levels between 65 and 75 decibels are considered as normally acceptable by the General Plan's Noise Element. With the combination of the cultivation nature of the facility, the fact that all activities and equipment used for daily operation will be located within an enclosed building, and the fact that the property is located within an industrially-zoned area where higher noise levels are more common, the potential for the project generating a substantial increase in ambient noise levels in the vicinity of the project that are in excess of applicable standards is less than significant.

*b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The primary activity of the facility is indoor plant cultivation, which will not generate substantial levels of groundborne vibration or noise. Although some equipment use will be required as part of the process, there is no equipment or activities necessary that will generate excessive groundborne vibration or noise levels that will be significant enough to impact adjacent property owners or commercial tenants on the same site. Lastly, the parking area improvements are minor

in nature, and do not require significant ground disturbance or grading at the site. Therefore, the potential for the project resulting in excessive groundborne vibration or noise is less than significant.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The project site is not located within two miles of a public airport or airstrip, nor is it located within an area covered by the County's Airport Land Use Compatibility Plan. The nearest public airport is the Buchanan Field Airport, which is located approximately 15 miles northeast of the project site.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **14. *POPULATION AND HOUSING – Would the project:*** | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

***SUMMARY***:

*a) Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?.*

The proposed cannabis cultivation facility does not include the construction of residential units, and once fully operational, will require no more than fifteen employees to run the facility. This lack of a residential component and creation of a relatively small increase in employment opportunities will only result in a negligible population increase in the County, if any. With respect to the proposed modification of the Final Development Plan for the North Richmond P-1 District, the modification is limited to the allowance of a new land use type in areas of North Richmond that already allow certain commercial uses. This proposed modification will not create a circumstance where the establishment of residential units or new business opportunities would now be possible on properties that did not previously have that potential prior to the project. Furthermore, the County Board of Supervisors has limited the total number of commercial cannabis land uses permitted in the unincorporated County at sixteen, which further limits the future business opportunity potential, should the County grant the modification.

*b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The existing building proposed to house the cultivation facility was the former location of the Iglesia Arca De Noe place of worship, and thus no people or housing will be displaced by the establishment of the proposed facility.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **15. *PUBLIC SERVICES* – *Would the project*** *result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:* | | | | |
| a) Fire Protection? | ☐ | ☐ | ☒ | ☐ |
| b) Police Protection? | ☐ | ☐ | ☒ | ☐ |
| c) Schools? | ☐ | ☐ | ☒ | ☐ |
| d) Parks? | ☐ | ☐ | ☒ | ☐ |
| e) Other public facilities? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a) *Fire Protection?*

The subject property is located within a developed region of North Richmond, and within the service area of the Contra Costa County Fire Protection District (CCCFPD). As a result of the change in use, the CCCFPD has indicated that the applicant may be required to make minor alterations to the existing building for compliance with current building and fire code. However, there has been no indication from the CCCFD that establishment of the proposed cannabis cultivation facility will require the alteration of existing or construction of new fire protection facilities.

b) *Police Protection?*

The subject property is located within the service area of the Contra Costa County Sheriff. The proposed project does not include a residential element nor will it increase employment or business opportunities within the County at a scale that would be significant enough to cause a significant population increase within the County. Based on the above, the proposed project will not pose a substantial risk to the County's ability to maintain the standard of having 155 square feet of Sheriff station area and support facilities for every 1,000 members of the population. The applicant has also proposed implementation of a security plan that will secure all cannabis that is harvested and stored within the facility. This plan consists of, but is not limited to, onsite security guards during and after business hours, electronic surveillance cameras, and a burglar alarm system. The fact that the proposed facility will not result in a significant population combined with the fact that a comprehensive security plan will be implemented once operational, significantly reduces the potential for the project resulting in a need for new or expanded Sheriff station area that could cause adverse environmental impacts.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

c) *Schools?*

Neither the modification of the Final Development Plan for the North Richmond P-1district to allow commercial cannabis uses nor establishment of the proposed cultivation facility will result in a population increase could significantly increase demand for education services and programs. Furthermore, there is no element of the project that would impact the existing manner of operation or capacity of any schools within the County. Therefore, the potential for the proposed project resulting in substantial adverse physical impacts associated with the expansion of existing or construction of new schools is less than significant.

d) *Parks?*

As mentioned throughout this report, no element of the proposed project will induce a significant population increase within the County. Therefore, the proposed project will not pose a significant risk to the County's ability to maintain the General Plan standard of having three acres of neighborhood parks per 1,000 members of the population. Furthermore, even though the proposed modification of the North Richmond P-1 District's Final Development Plan will increase the type of business opportunities in the area due to the variety of commercial cannabis uses that will now be allowed, the potential for significant growth within the North Richmond area or County as a whole is limited. This is because the total number of cannabis facilities (i.e., dispensaries, commercial cultivation, and manufacturing) that can be in operation within the unincorporated County at any one time was limited to 16. Based on the above, the potential for the proposed project resulting in substantial adverse physical impacts associated with the expansion of existing or construction of new parks, is less than significant.

*e) Other public facilities?*

During staff's initial review of the proposed development, and prior to deeming the project complete, project-specific comments were solicited from various local agencies and other interested parties (other than those discussed above in this Public Services section) in order to alert County staff and the applicant to any additional permitting, improvements, or other actions that may be required for full permitting and implementation of the project. Among the groups solicited for the project were the County Health Services Department, Public Works Department, West County Wastewater District, and the East Bay Municipal Utility District. No indication of a need for new or expanded facilities was received from any of these responsible agencies.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| **16. *RECREATION*** | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

***SUMMARY***:

*a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The proposed project does not include a residential element that would directly induce a population increase within the County. In addition, despite the proposed modification of the North Richmond P-1 Final Development plan to allow a variety of commercial cannabis uses, the current cap on the number of cannabis facilities that can be established throughout the unincorporated County is sixteen. Therefore, the P-1 modification will not cause a significant influx of cannabis facilities in the North Richmond area, and the potential for substantial physical deterioration of existing parks and other recreational facilities as a result of increased County resident or cannabis facility employee use is less than significant.

*b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

Neither the proposed cannabis cultivation facility nor the Final development Plan modification element of the project include a proposal for or require a recreational facility. Due to its commercial nature, the County's Park Dedication Ordinance is not applicable to the proposed project (Section 920-4.006 Exemptions and proviso) and thus there is no requirement for the dedication of park land or payment of an in lieu fee. Therefore, the project will not require or result in the construction of new or expanded recreational facilities.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| **17. *TRANSPORTATION – Would the project:*** | | | | |
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| d) Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

Policy 4-c of the County General Plan's Growth Management Element and the County's Transportation Demand Ordinance (Chapter 82-32) require that a traffic impact analysis be administered for any project that is estimated to generate 100 or more AM or PM peak-hour trips. Based on the size and "wholesale nursery" categorization of the facility, the project is estimated to result in 467 Average Daily Trips, and 56 Peak Hour Trips. Therefore, the project would not be significant enough to require a comprehensive traffic impact analysis.

The purpose of the Transportation and Circulation Element of the County General Plan is to establish goals, policies, and implementation measures to assure that the transportation system of the County will have adequate capacity to serve planned growth within the County through 2020. Generally speaking, the policies and implementation measures of the Transportation and Circulation Element focus on achieving goals such as safe and efficient multimodal transportation systems, maintaining or improving traffic service standards/levels, reducing greenhouse gases, encouraging bicycling and walking, and appropriate street design. Most of the policies and implementation measures are enforced on a regional or plan level, and thus would not be applicable to the proposed land use project.

There are certain policies and implementation measures pertaining to roadway design and traffic standards that would apply on a project level. However, the project consists of establishing a cannabis cultivation facility within an existing building and does not require the construction of new roadways for access. The Public Works Department is the County agency that maintains and enforces standards pertaining to public roads, and there has been no indication that roadway improvements are required as part of the project. Prior to establishment of the facility, the applicant will only be required demonstrate that they have adequate space at the gated entrances to ensure that large trucks and other vehicles have the necessary space to queue without blocking traffic.

Based on the project's anticipated vehicle trip generation, project level (versus regional or policy level) nature of the project, and the County Public Works Department's review of the proposed project; the potential for the project conflicting with any applicable programs, plans, ordinances, or policies is less than significant.

*b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?*

On June 23, 2020, the County Board of Supervisors adopted Transportation Analysis Guidelines in compliance with Senate Bill 743 (2013). These adopted guidelines define the County's approach, methodology, and tool set to be used in evaluating the impacts of land use projects, transportation projects, and County transportations systems. In compliance with the methodologies provided within the adopted guidelines, the daily trip generation for the proposed facility was estimated at 257 vehicle miles traveled (VMT) per day for the anticipated 15 employees. The County's adopted guidelines indicate that a project generating less than 836 VMT per day shall not constitute a significant environmental impact with respect to transportation. Since the County has adopted Transportation Analysis Guidelines in compliance with SB 743 and the project's potential transportation impacts were found to be less than significant based on analysis administered in compliance with those guidelines, the potential for the project conflicting or being inconsistent with CEQA Guidelines Section 15064.3(b) is less than significant.

*c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The proposed cannabis cultivation facility will be housed within an existing building on a previously developed site, and will not require the modification of existing or construction of new roadways or access. Therefore, there is no potential for the project creating hazards due to a geometric design feature. Large trucks may be utilized to deliver supplies or retrieve final product from the facility and will be compatible with typical vehicular traffic on the surrounding public roadways. Based on the above, the potential for the project substantially increasing hazards in the existing circulation system is less than significant.

*d) Would the project result in inadequate emergency access?*

The proposed commercial cannabis facility will be located on a previously developed site that has direct access to Chesley Avenue, 7th Street, and Market Avenue. The applicant will be required to obtain permits from the County Building Inspection Division, which will allow for review in compliance with certain safety codes. Additionally, the Contra Costa Fire Protection District has advised that additional review by their staff for compliance with fire and safety code will be required prior to establishment of the facility. The combination of the existing public access and future review by the both the Building Inspection Division and Contra Costa County Fire

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Protection District will reduce the potential for inadequate emergency access at the site to a less than significant level.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **18. *TRIBAL CULTURAL RESOURCES – Would the project*** *cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:* | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | ☐ | ☐ | ☒ | ☐ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

*a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

The County is unaware of any assessments being administered at the site to determine the existence of tribal cultural resources. However, the project site has been previously developed with multiple buildings, impervious parking areas, and other outdoor land uses. Due to their industrial nature and continued use at the site, all of the existing buildings have a very low, if any, potential for being listed or eligibility for being listed as a historical resource. Furthermore, the building in which the proposed cultivation facility will be located will only be subject to minor interior improvements and exterior equipment additions for establishment of the facility. Lastly, a "Notice of Opportunity to Request Consultation" was forwarded to Wilton Rancheria on June 9, 2020, to identify any potential cultural significance with relation to California Native American Tribes. Neither a request for consultation nor a denial was received in response to this correspondence. Based on the industrial nature of the site and surrounding area, relatively minor physical improvements proposed at the site, and lack of request for consultation from representatives (Wilton Rancheria) of the native tribes known to have historically occupied the area, the potential for the proposed project causing a substantial adverse change to a significant tribal cultural resource is less than significant.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

*b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

Please refer to the analysis and discussion in subsection-a above.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **19. *UTILITIES AND SERVICE SYSTEMS – Would the project:*** | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | ☐ | ☐ | ☒ | ☐ |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☒ | ☐ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?*

The proposed cultivation facility will be established within an existing building at the site with existing utility connections. Therefore, no new or expanded utilities will be required as part of the project. In addition, the proposed parking area improvements will only disturb existing impervious surface areas, that will all be refinished with concrete or other paved impervious surfaces. Therefore, the amount of storm water runoff created at the site will not be impacted and no new or expanded stormwater facilities will be required. Lastly, the West County Wastewater District, and East Bay Municipal Utility District (EBMUD) were all provided with an opportunity to review the proposed project, and there has been no indication in their respective comments that new or expanded facilities are required to support the project.

*b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

The project site is located within and currently receives public water services from the East Bay Municipal Utility District (EBMUD). EBMUD has been provided with an opportunity to review

the proposed project, and has not indicated that there will be any need for new or expanded facilities to adequately support the proposed use. Furthermore, the proposed facility will utilize a drip irrigation system that recirculates water and ensures that water is distributed directly to the growing plants. The facility will also utilize dehumidifiers that will be used to collect evaporated water within the building for placement back into the recirculating system. The combination of the existing public water connection and the use of a recirculating drip irrigation system will ensure that sufficient water supplies are available and that no new or expanded facilities will be required.

c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The subject property is currently located within the service area of and is connected to existing public sanitary sewer infrastructure of the West County Wastewater District. The proposed facility will utilize a recirculating water system which substantially reduces the amount of water released into the public sewer system, and reduces the overall demand of the project. In addition, the West County Wastewater District has been provided with an opportunity to review the proposed project, and there has been no indication that new or expanded wastewater facilities are required to support the project. Based on the above, the potential for the project exceeding the West County Wastewater District's capacity is less than significant.

d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

It is anticipated that unsold or otherwise insufficient marijuana will make up the largest portion of solid waste produced by the proposed cultivation facility. As part of the operation plan for the facility, the unused marijuana will be destroyed so that it cannot be possessed or ingested by other parties. This is done by first placing the unused product in a locked container, destroying the product in an onsite commercial shredder, and then storing the shredded product in a locked container at the facility until retrieved by Republic Services (or other waste disposal service) for composting. The ability to compost all or portions of the unused marijuana product significantly reduces the percentage of the facility's solid waste that will end up in County landfills.

Keller Canyon Landfill is the remaining active and permitted landfill within the County that can accept solid waste from the project site. As of December 31, 2018, the latest capacity assessment of Keller Canyon Landfill showed, the projected remaining airspace volume is 51,989,105 cubic yards and the estimated remaining tonnage is 52,203,446 tons. Therefore, the remaining lifespan of the landfill is approximately 53 years. Based on the relatively low anticipated solid waste generation of the proposed facility and the remaining capacity of the County's active landfill, the

potential for the proposed project generating solid waste in excess of State or local standards or conflicting within Federal, State or local regulations is less than significant.

*e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

As mentioned above, marijuana waste will be shredded, stored onsite in a locked container, and then collected by a local collection service operator for composting. Furthermore, the proposed facility falls within the purview of the Contra Costa Environmental Health Division and will be subject to permitting from the Environmental Health Division prior to opening. Lastly, the proposed cultivation facility is subject to Section 5055 (Cannabis Waste Management) of the State's Bureau of Cannabis Control Regulations, which regulate who can accept the waste as well as the manner in which cannabis waste is stored, composted, and collected. If the proposed project is approved, the permit will be conditioned to require that the applicant provide proof of their Health Permit and State License prior to issuance of building permits or operation of the facility. The applicant's obtainment of the above mentioned permitting and licensing will allow the respective agencies to review the proposed solid waste procedures for compliance with applicable Federal, State, and local regulations. Therefore, the potential for the project's non-compliance with these regulations is reduced to a less than significant level.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **20. *WILDFIRE –*** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,* ***would the project:*** | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☒ | ☐ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☒ | ☐ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☒ | ☐ |

***SUMMARY***:

*If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*

*a) Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The project site has paved access from Chesley Avenue, 7th Street, and Market Avenue that will allow for unimpeded access to and from the site. Additionally, the Contra Costa County Fire Protection District has advised that the project will be subject to review by their staff for compliance with fire and life safety standards. Lastly, there is no element of the proposed project that will adversely impact any regional communication systems in the County that may be utilized as part of an emergency response or evacuation plan. Therefore, the potential for the proposed project substantially impairing an adopted emergency response or evacuation plan is less than significant.

*b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The subject property is located within a relatively flat area of the County, and lacks any substantial sloping topography within its boundaries. In addition, the project site is located within a developed industrial area of the County, which significantly reduces the potential for wildfire occurring in the vicinity of the project site. Lastly, the project site is within the service area of the CCCFPD, who will require that the applicant incorporate the appropriate fire prevention infrastructure prior

to establishment of the use. Based on the nature of the surrounding environment, design of the proposed development, and location within the CCCFPD service area, the potential for the proposed project exacerbating wildfire risks is less than significant.

c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment??*

The CCCFPD has reviewed the proposed project and has advised that additional review by their staff will be required to ensure the existing building meets current fire code with respect to the proposed use. There was no indication that major infrastructure improvements would be required. Additionally, any building modifications required as a result of the review for compliance with fire and safety code would reduce the fire hazard at the site. Therefore, the potential for the project increasing fire risk or impacting the environment as a result of the installation or maintenance of fire protection infrastructure is less than significant.

d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

As discussed above, there is no evidence in the record to suggest that the proposed project will increase wildfire risks or hazards within the County. Therefore, the potential for the project increasing risks to people or structures as a result of increased post-fire runoff, slope instability, or drainage changes is less than significant.

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **21. *MANDATORY FINDINGS OF SIGNIFICANCE*** | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☒ | ☐ | ☐ |

***SUMMARY***:

a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

The modification of the Final Development Plan for the North Richmond P-1 district will impact the type of land uses permitted in the district, but will not change the requirement for or manner in which proposed development in the area is analyzed. Any future project in the North Richmond area will still be subject to review by County staff for compliance with CEQA and other regulations aimed at protecting the environment. Therefore, the potential for the Final Development Plan modification element of the proposed project substantial degrading the environment, impacting wildlife and/or their habitat, or impacting examples of California history is less than significant.

Since the proposed facility will be established within an existing building on a developed and industrially-zoned site, the potential for the cannabis cultivation element of the project substantially reducing habitat, adversely impacting wildlife, or eliminating important examples of California history or prehistory is also low. However, this study has found that the cannabis cultivation facility does have some potential for degrading the overall quality of the environment with respect to Aesthetics, Air Quality, and Energy. Mitigations restricting the location, duration

of illumination, and visibility of proposed lighting have been added to reduce potential aesthetic impacts. Additionally, mitigations that require a transition to clean air vehicle and equipment use, control diesel truck routes to and from the facility, and require the use of odor-reducing equipment have been incorporate to reduce the potential for air quality impacts. Lastly, mitigations requiring that the facility operator utilize renewable energy sources and high efficiency equipment have been incorporated to reduce the potential for energy impacts to a less than significant level.

Wi the incorporation of the air quality and noise mitigation discussed above, the cannabis cultivation element has a less than significant potential for substantially degrading the environment.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

Due to the large quantity of undeveloped properties with industrial General Plan Land Use designations and the many land use types that are permitted in industrially-zoned areas, there are various commercial and industrial projects that are either under review or were recently approved for the North Richmond area. Approved or pending uses consist of, but are not limited to, warehouses, contractors' yards, greenhouses, trucking yards, and other commercial cannabis facilities. With the clustering of these use types in the North Richmond area, air quality has become an impact area that has the potential for being cumulatively considerable.

The North Richmond area has been designated as a Community Air Protection Program (CAPP) region in response to Assembly Bill 617 (2017). The program focuses on reducing exposure in communities that are most impacted by air pollution. The program is still in its early stages, but the California Air Resources Board (CARB) has begun working with local air districts, community groups, community members, environmental organizations, and regulated industries to develop new community-focused action framework for community air protection. It is anticipated that the air district will begin adopting community emissions reduction programs by January 2021. Based on the above, a cumulatively considerable impact to air quality has already been identified by CARB, and measures for reduction of impacts on a regional level will be implemented with the forthcoming adoption of a CAPP that encompasses the North Richmond area.

c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

As mentioned in the Air Quality Section of this report, the regular travel of large diesel trucks from the proposed cannabis cultivation facility through adjacent residential neighborhoods has the

| Environmental Issues | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|

potential for directly impacting human beings because of vehicle emissions. However, a mitigation has been included in the project to require that truck routes to and from the facility be directed towards using roadways such as Richmond Parkway and Rumrill Boulevard, and that residential roadways such as Fred Jackson Way and Market Avenue be avoided. Implementation of this mitigation combined with other included mitigations requiring a gradual conversion to zero-emissions vehicles and service equipment will ensure that the potential for substantial adverse effects to human beings a result of the project is reduced to a less than significant level.

# REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:


1. Project Application and Plans
2. Contra Costa County Historical Resources Inventory (2019)
3. Contra Costa County Geographic Information Systems Data Layers
4. Contra Costa County Zoning Ordinance (Title-8)
5. Contra Costa County General Plan
6. 2016 Contra Costa County Important Farmland Map
7. Public Resources Code
8. California Code of Regulations, Title 16, Division 42
9. County Climate Action Plan
10. BAAQMD's "Air Quality Standards and Attainment Status" webpage https://www.baaqmd.gov/about-air-quality/research-and-data/air-quality-standards-and-attainment-status
11. US Fish & Wildlife Refuge Map (web application) https://www.fws.gov/refuges/find-a-wildlife-refuge/
12. California Department of Fish and Wildlife List of Ecological Reserves and Wildlife Areas (webpage) - https://wildlife.ca.gov/Lands/Places-to-Visit
13. East Contra Costa County Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP)
14. California Geological Survey's Earthquake Hazard Zone Application (EQ Zapp) - https://www.conservation.ca.gov/cgs/geohazards/eq-zapp
15. 2017 BAAQMD CEQA Guidelines
16. DTSC EnviroStor database (webpage) - https://dtsc.ca.gov/your-envirostor/
17. Contra Costa County Airport Land Use Compatibility Plan (12/13/2000)
18. California Assembly Bill 617 (2017)
19. Transportation Planning Transportation Analysis Memo (8/21/2020)

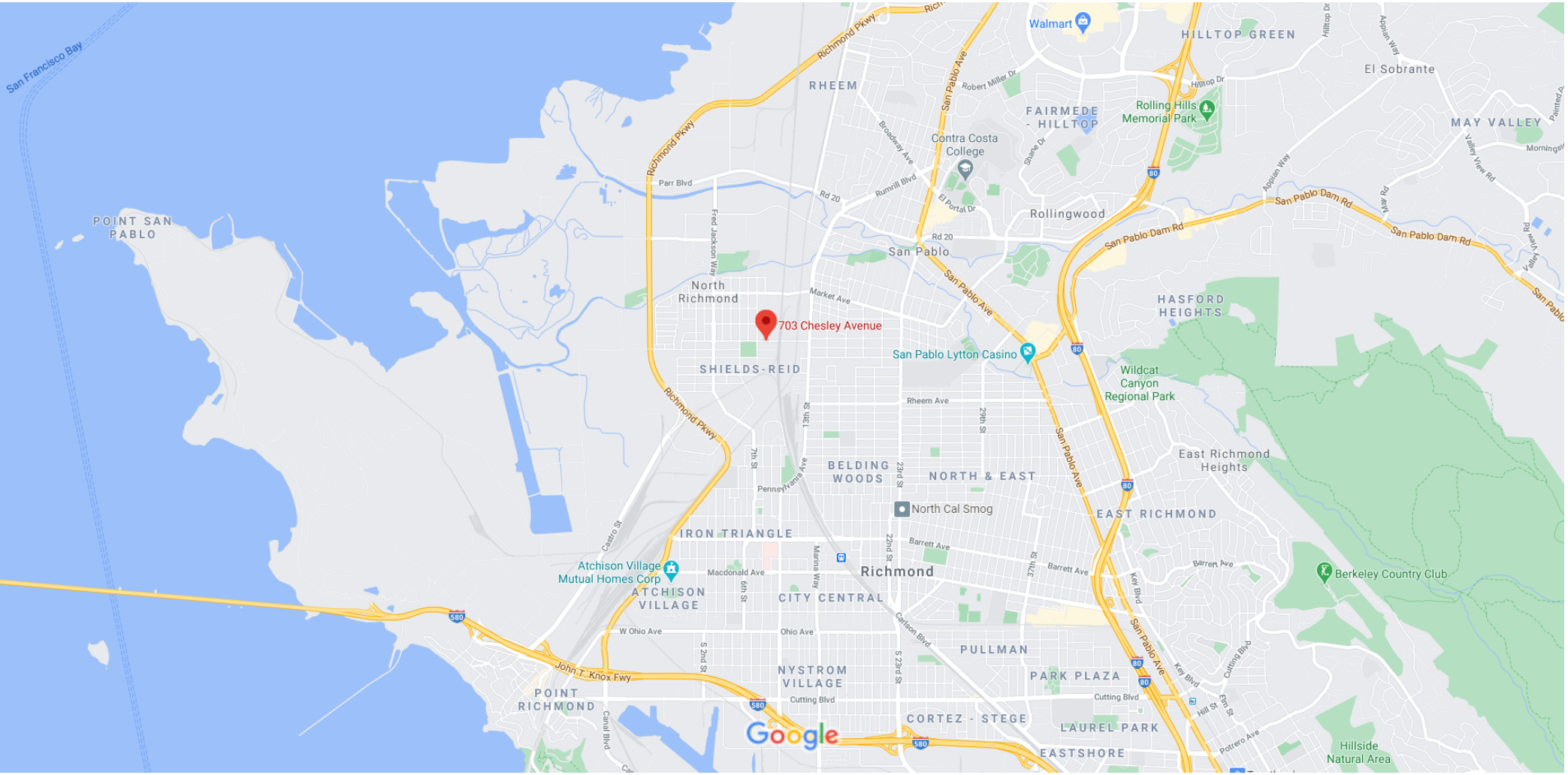
# ATTACHMENTS

1. **Vicinity Map**
2. **Project Plans**

Google Maps

# 703 Chesley Ave

Vicinity Map



# 703 Chesley T.I.

**RECEIVED** on 9/3/2020
By Contra Costa County
Department of Conservation and Development

**APPLICATION SUBMITTAL**

703 CHESLEY AVE
RICHMOND, CA 94801

703 CHESLEY, LLC

## ABBREVIATIONS

| | |
|---|---|
| A.B. | ANCHOR BOLTS |
| ACOUS. | ACOUSTICAL |
| ADM. | ADMINISTRATIVE |
| ALS | ASSISTIVE LISTENING SYSTEM |
| ALT. | ALTERNATE |
| ALUM. | ALUMINUM |
| APPROX. | APPROXIMATE |
| ARCH. | ARCHITECTURAL |
| BLDG. | BUILDING |
| BLK. | BLOCK |
| BLKG. | BLOCKING |
| BM. | BEAM |
| B.N. | BOUNDARY NAIL |
| BOT. | BOTTOM |
| BRD. | BOARD |
| BTR. | BETTER |
| CAB. | CABINET |
| CAC. | CALIFORNIA ADMIN-ISTRATIVE CODE |
| CAT. | CATWALK |
| CEM. PLAS. | CEMENT PLASTER |
| CER. | CERAMIC |
| C.J. | CONSTRUCTION JOINT |
| CLG. | CEILING |
| CLR. | CLEAR |
| C.O. | (GSA) CONTRACTING OFFICER |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONN. | CONNECTION |
| CONT. | CONTINUOUS |
| CONTR. | CONTRACTOR |
| C.M.U. | CONCRETE MASONRY UNIT |
| CSPE | CHLOROSULFONATED POLYETHYLENE ("HYPALON") |
| DBL. | DOUBLE |
| DET. | DETAIL |
| D.F. | DOUGLAS FIR |
| DIAG. | DIAGONAL |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DN. | DOWN |
| DP. | DEEP |
| DR. | DOOR |
| D.S. | DOWNSPOUT |
| DSA | DIVISION OF THE STATE ARCHITECT |
| EA. | EACH |
| E.F. | EACH FACE |
| E.J. | EXPANSION JOINT |
| ELEV. | ELEVATION |
| ELEC. | ELECTRICAL |
| E.N. | EDGE NAIL |
| E.Q. | EQUAL |
| EQPT. | EQUIPMENT |
| E.S. | EACH SIDE |
| E.W. | EACH WAY |
| EXIST. | EXISTING |
| EXP. | EXPANSION |
| EXT. | EXTERIOR |
| FDN. | FOUNDATION |
| FHWS | FLAT HEAD WOOD SCREW |
| FIN. | FINISH |
| FIN. FL. | FINISH FLOOR |
| F.J. | FLOOR JOIST |
| FL. | FLOOR |
| FLUOR. | FLUORESCENT |
| F.N. | FIELD NAIL |
| F.O.C. | FACE OF CONCRETE |
| F.O.F. | FACE OF FINISH |
| F.O.M. | FACE OF MASONRY |
| F.O.S. | FACE OF STUD |
| FRMG. | FRAMING |
| FRP | FIBERGLASS REINFORCE PANEL |
| FT. | FOOT/FEET |
| GA. | GAUGE |
| GAL. | GALLON |
| GALV. | GALVANIZED |
| GSS | GALVANIZED SHEET STELL |
| GLB | GLUE LAMINATED BEAM |
| GRD. | GRADE |
| GSA | GENERAL SERVICES ADMINISTRATION |
| G.S.M. | GALVANIZED SHEET METAL |
| GYP. BD. | GYPSUM BOARD |
| H.D. | HOLD-DOWN |
| HMA | HAZARDOUS MATERIALS ABATEMENT |
| HORIZ. | HORIZONTAL |
| H.S.B. | HIGH STRENGTH BOLTS |
| HT. | HEIGHT |
| HDR. | HEADER |
| IN. | INCH(ES) |
| I.D. | INSIDE DIAMETER |
| INSUL | INSULATION |
| ISA | INTERNATIONAL SYMBOL OF ACCESS |
| JT. | JOINT |
| JST. | JOIST |
| LVT | LAMINATE VINYL TILE |
| MAX. | MAXIMUM |
| M.B. | MACHINE BOLTS |
| MECH. | MECHANICAL |
| MET. | METAL |
| MEZZ. | MEZZANINE |
| MFR. | MANUFACTURER |
| MIN. | MINIMUM |
| N/A | NOT APPLICABLE |
| N.I.C. | NOT IN CONTRACT |
| NOM. | NOMINAL |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| O.H. | OPPOSITE HAND |
| OLA | OFFICE OF LOCAL ASSISTANCE |
| OPP. | OPPOSITE |
| PERIM. | PERIMETER |
| PBS | PUBLIC BUILDINGS SERVICE |
| P.C.C. | PRECAST CONCRETE |
| PL. | PLATE |
| P.L. | PROPERTY LINE |
| P.LAM. | PLASTIC LAMINATE |
| PLYWD. | PLYWOOD |
| P.N. | PLATE NAIL |
| P.S.F. | POUNDS PER SQUARE FOOT |
| P.S.I. | POUNDS PER SQUARE INCH |
| P.T. | PRESSURE TREATED |
| PT. | POINT |
| R. | RISER |
| RAD. | RADIUS |
| REINF. | REINFORCEMENT |
| REQD. | REQUIRED |
| RES. | RESILIENT |
| R.O. | ROUGH OPENING |
| R.S. | ROUGH SAWN |
| RDWD. | REDWOOD |
| RO. | ROUGH |
| R.W.L. | RAIN WATER LEADER |
| SA | SUSPENDED ACOUSTICAL |
| SCD | SEE CIVIL DRAWINGS |
| SHT. | SHEET |
| S.H. | SINGLE HUNG |
| SIM. | SIMILAR |
| SLDR. | SLIDER |
| SMD | SEE MECHANICAL DRAWINGS |
| S.O.G. | SLAB ON GRADE |
| SPEC(S) | SPECIFICATION(S) |
| SQ. | SQUARE |
| S.S. | STAINLESS STELL |
| S.S.D | SEE STRUCTURAL DRAWINGS |
| S.S.P. | STANDARD STEEL PIPE |
| STRUC. | STRUCTURAL |
| SYM. | SYMMETRICAL |
| T. | TREAD |
| T.&B. | TOP AND BOTTOM |
| T.&G. | TONGUE AND GROOVE |
| T.C. | TOP OF CURB |
| TEL. | TELEPHONE |
| TERR. | TERRAZZO |
| T.O.C. | TOP OF CONCRETE |
| T.O.PL. | TOP OF PLATE LINE |
| T.O.S. | TOP OF STEEL |
| T.O.SF. | TOP OF SUBFLOOR |
| T.O.W. | TOP OF WALL |
| T.P. | TOP OF PAVEMENT |
| TRANSV. | TRANSVERSE |
| TR. | TREATED |
| TYP. | TYPICAL |
| U.O.N. | UNLESS OTHERWISE NOTED |
| VERT. | VERTICAL |
| VG. | VERTICAL GRAIN |
| W. | WIDE |
| WASH. | WASHER |
| W/ | WITH |
| W/C | WATER CLOSET |
| WD. | WOOD |
| W/O | WITHOUT |
| WP. | WATERPROOF |
| WPF. | WEATHERPROOF |
| X | CROSS |

## SYMBOLS

- & — AND
- @ — AT
- ℄ — CENTER LINE
- ϕ — DIAMETER OR ROUND LINE
- (E) — EXISTING
- ⊥ — PERPENDICULAR
- # — POUND OR NUMBER
- ℙ — PLATE
- (N) — NEW
- WP — WORK POINT
- NOMINAL FLOOR LEVEL OR MATCH LINE
- 4 — COLUMN GRID
- 4 — LOUVER SYMBOL
- 4 — DOOR SYMBOL
- 4 — WINDOW SYMBOL
- 4 — GATE SYMBOL
- 4 / A-4 — SECTION / EXTERIOR ELEVATION SYMBOL; SECTION / ELEVATION NUMBER; SHEET NUMBER
- 4 / A-4 — DETAIL SYMBOL; DETAIL NUMBER; SHEET NUMBER
- 1 2 4 A-4 3 4 — INTERIOR ELEVATION SYMBOL; DETAIL NUMBER; SHEET NUMBER
- 4 — REVISION SYMBOL
- REF N — NORTH
- 1 — EQUIPMENT SYMBOL
- 26 6 — STUD SIZE; TYPE NO.
- 100 / 36 24 30 — WIC- WOODWORK INSTITUTE SERIES DESIGNATION; CABINET DESIGNATION; HEIGHT; DEPTH; WIDTH
- D14 — KEY NOTE SYMBOL

## PROJECT TEAM

### ARCHITECTURE

INTERACTIVE RESOURCES, INC.
117 PARK PLACE
POINT RICHMOND, CA 94801
TEL: (510) 236-7435
FAX: (510) 232-5325

**PROJECT ARCHITECT:**
ANDREW BUTT

**DESIGNER/ DRAFTER:**
SABRINA RICHTER

### OWNER / APPLICANT

**OWNER:**
801 CHESLEY, LLC.

## GENERAL NOTES

1. NEW CONSTRUCTION, IF SPECIFICALLY NOTED IN THE ARCHITECTURAL DRAWINGS, SHALL EITHER BE UNPREFIXED OR PREFIXED BY "NEW" OR (N) (NEW).
2. EXISTING CONSTRUCTION, IF SPECIFICALLY NOTED IN THE ARCHITECTURAL DRAWINGS, SHALL ALWAYS BE PREFIXED BY "EXIST" OR (E).
3. CONTRACTOR TO VERIFY ALL CONDITIONS AND MEASUREMENTS OF AS-BUILT CONSTRUCTION AFFECTING PROPOSED WORK. ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH WORK.
4. INFORMATION ON EXISTING CONDITIONS WAS OBTAINED FROM ORIGINAL DRAWINGS PROVIDED BY OWNER AND FROM LIMITED EXPLORATORY OBSERVATIONS. THE ARCHITECT ASSUMES THESE SOURCES TO BE RELIABLE, AND OBSERVED CONDITIONS ARE ASSUMED TO BE REPRESENTATIVE. HOWEVER, ACTUAL CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS.

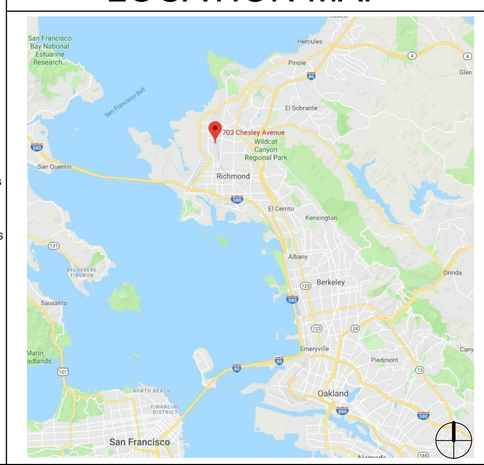
## SCOPE OF WORK

TENANT IMPROVEMENT OF SITE AND INTERIOR FOR NEW CANNABIS FACILITY.

## DRAWING INDEX


| SHEET # | SHEET NAME |
|---|---|
| A000 | COVERSHEET |
| A001 | DEMOLITION SITE PLAN |
| A002 | NEW SITE PLAN |
| A101 | DEMOLITION FIRST FLOOR PLAN |
| A102 | FIRST FLOOR PLAN |
| A201 | ELEVATIONS |
| A301 | SITE SECTIONS |
| A505 | ADA DETAILS - SITE |


## LOCATION MAP




## VICINITY MAP

## PROJECT DATA

| | |
|---|---|
| ADDRESS: | 703 CHESLEY AVE, RICHMOND, CA 94801 |
| OWNER: | 801 CHESLEY, LLC. |
| APPLICANT: | 703 CHESLEY, LLC. |
| PROPOSED USE: | CANNABIS GROW FACILITY |
| AP NUMBER: | 409-131-001 |
| GENERAL PLAN: | MIXED USE |
| ZONING: | LIGHT INDUSTRIAL |
| PROPOSED PARKING: | STANDARD: 11 SPACES<br>ACCESSIBLE: 1 SPACE<br>TOTAL: 12 SPACES |
| BUILDING AREA: | FIRST FLOOR: 11,983 SF |
| PROPOSED OCCUPANCY: | F-1 |
| CONSTRUCTION TYPE: | VB |

## APPLICABLE CODES

The 2019 triennial edition of CCR, Title 24:
- Part 1 - California Building Standards Administrative Code
- Part 2 - California Building Code
- Part 2.5 - California Residential Building Code
- Part 3 - California Electrical Code
- Part 4 - California Mechanical Code
- Part 5 - California Plumbing Code
- Part 6 - California Energy Code
- Part 8 - California Historical Building Code
- Part 9 - California Fire Code
- Part 10 - California Existing Building Code
- Part 11 - California Green Building Standards Code
- Part 12 - California Reference Standards Code

2017 ADA Standards for Accessible Design

2019 NFPA 13

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
| | | | |

| | |
|---|---|
| 95% CONSTRUCTION DOCUMENTS | |
| 100% CONSTRUCTION DOCUMENTS | |
| ISSUED FOR PLAN CHECK | |
| ISSUED FOR PERMIT | |
| ISSUED FOR BID | |
| ISSUED FOR CONSTRUCTION | |

SEAL:
Not For Construction
BID SET
REN. 1-31-17
STATE OF CALIFORNIA

CONSULTANT:

INTERACTIVE RESOURCES
architects + engineers
117 PARK PLACE
POINT RICHMOND
CALIFORNIA 94801
(510) 236-7435
www.intres.com

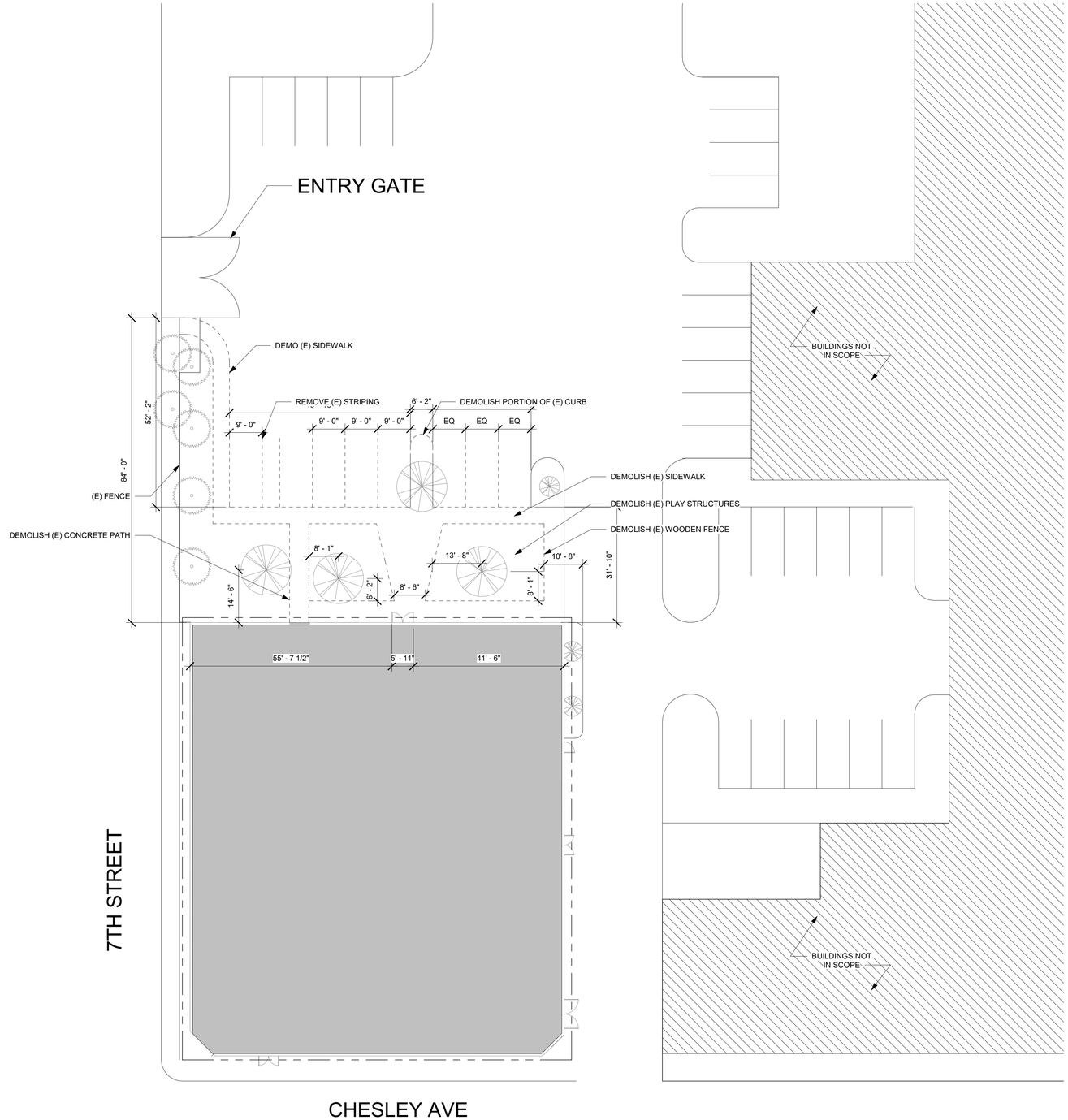
PROJECT:
703 Chesley T.I.

703 CHESLEY AVE
RICHMOND, CA 94801

SHEET TITLE:
COVERSHEET

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | DB |

SHEET NUMBER:
A000




1 Site
1/16" = 1'-0"

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
| | | | |

| | |
|---|---|
| 95% CONSTRUCTION DOCUMENTS | |
| 100% CONSTRUCTION DOCUMENTS | |
| ISSUED FOR PLAN CHECK | |
| ISSUED FOR PERMIT | |
| ISSUED FOR BID | |
| ISSUED FOR CONSTRUCTION | |

SEAL:

Not For Construction

BID SET

REN. 1-31-17

STATE OF CALIFORNIA

CONSULTANT:

INTERACTIVE RESOURCES
architects + engineers

117 PARK PLACE
POINT RICHMOND
CALIFORNIA 94801
(510) 236-7435
www.intres.com

PROJECT:

703 Chesley T.I.

703 CHESLEY AVE
RICHMOND, CA 94801

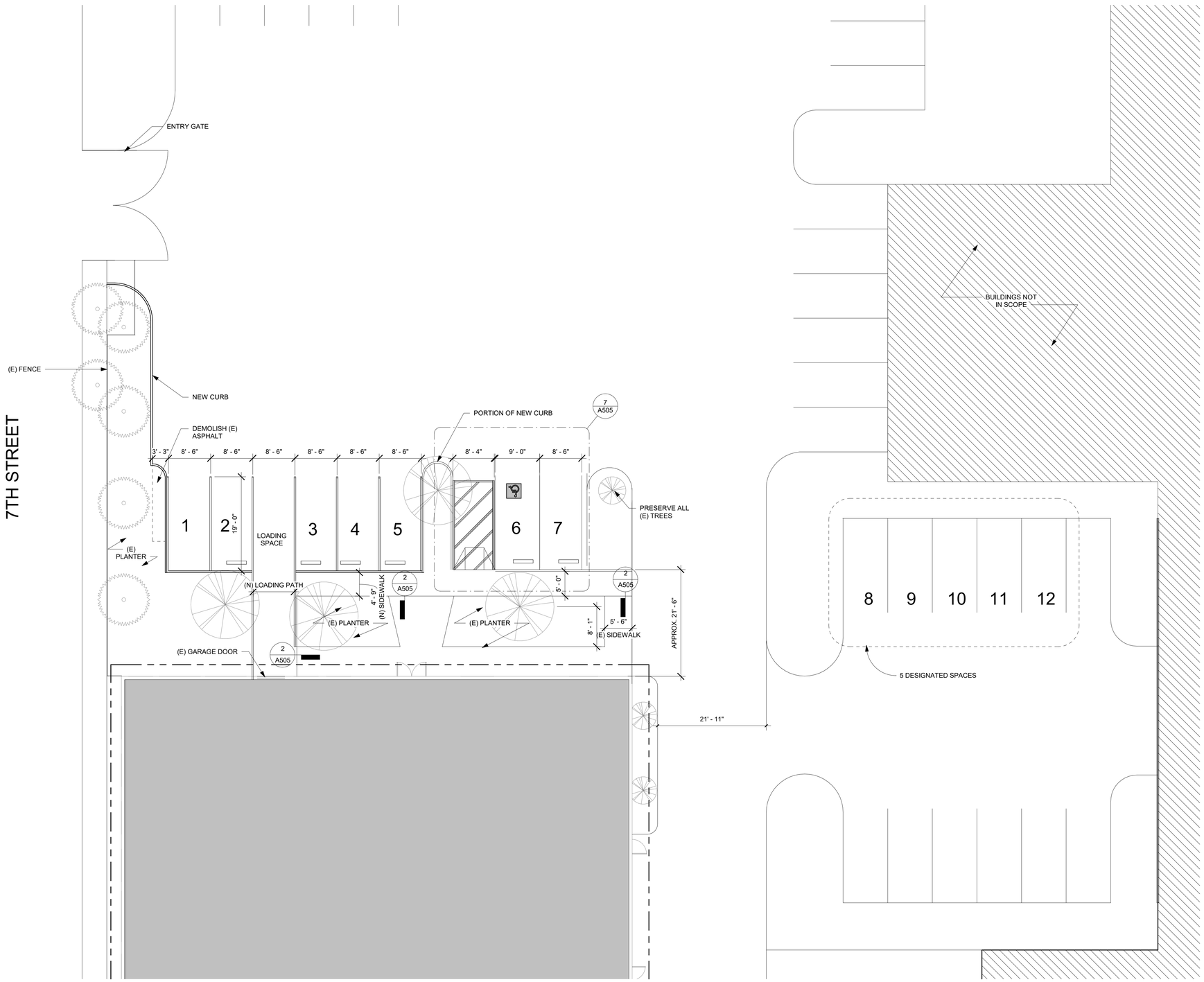
SHEET TITLE:

DEMOLITION SITE PLAN

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | DB |

SHEET NUMBER:

A001




1 Site - New
1" = 10'-0"

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
| | | | |

| | |
|---|---|
| 95% CONSTRUCTION DOCUMENTS | |
| 100% CONSTRUCTION DOCUMENTS | |
| ISSUED FOR PLAN CHECK | |
| ISSUED FOR PERMIT | |
| ISSUED FOR BID | |
| ISSUED FOR CONSTRUCTION | |

SEAL:

Not For Construction

BID SET

REN. 1-31-17

STATE OF CALIFORNIA

CONSULTANT:

INTERACTIVE RESOURCES
architects + engineers

117 PARK PLACE
POINT RICHMOND
CALIFORNIA 94801
(510) 236-7435
www.intres.com

PROJECT:

703 Chesley T.I.

703 CHESLEY AVE
RICHMOND, CA 94801

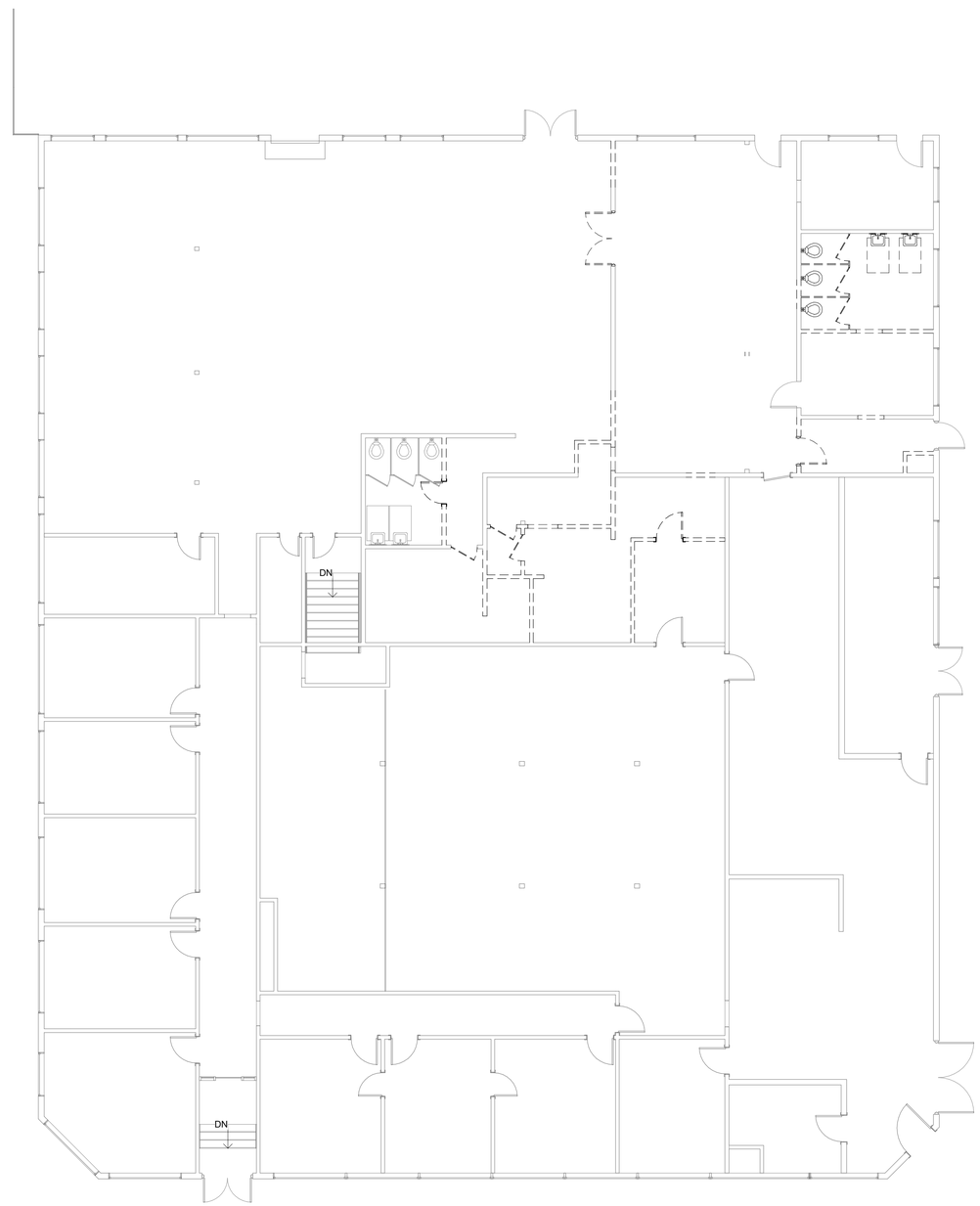
SHEET TITLE:

NEW SITE PLAN

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | DB |

SHEET NUMBER:

A002




1 DEMOLITION FLOOR PLAN
1/8" = 1'-0"

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
| | | | |

| | |
|---|---|
| 95% CONSTRUCTION DOCUMENTS | |
| 100% CONSTRUCTION DOCUMENTS | |
| ISSUED FOR PLAN CHECK | |
| ISSUED FOR PERMIT | |
| ISSUED FOR BID | |
| ISSUED FOR CONSTRUCTION | |

SEAL:

Not For Construction

BID SET

REN. 1-31-17

STATE OF CALIFORNIA

CONSULTANT:

INTERACTIVE RESOURCES
architects + engineers

117 PARK PLACE
POINT RICHMOND
CALIFORNIA 94801
(510) 236-7435
www.intres.com

PROJECT:

703 Chesley T.I.

703 CHESLEY AVE
RICHMOND, CA 94801

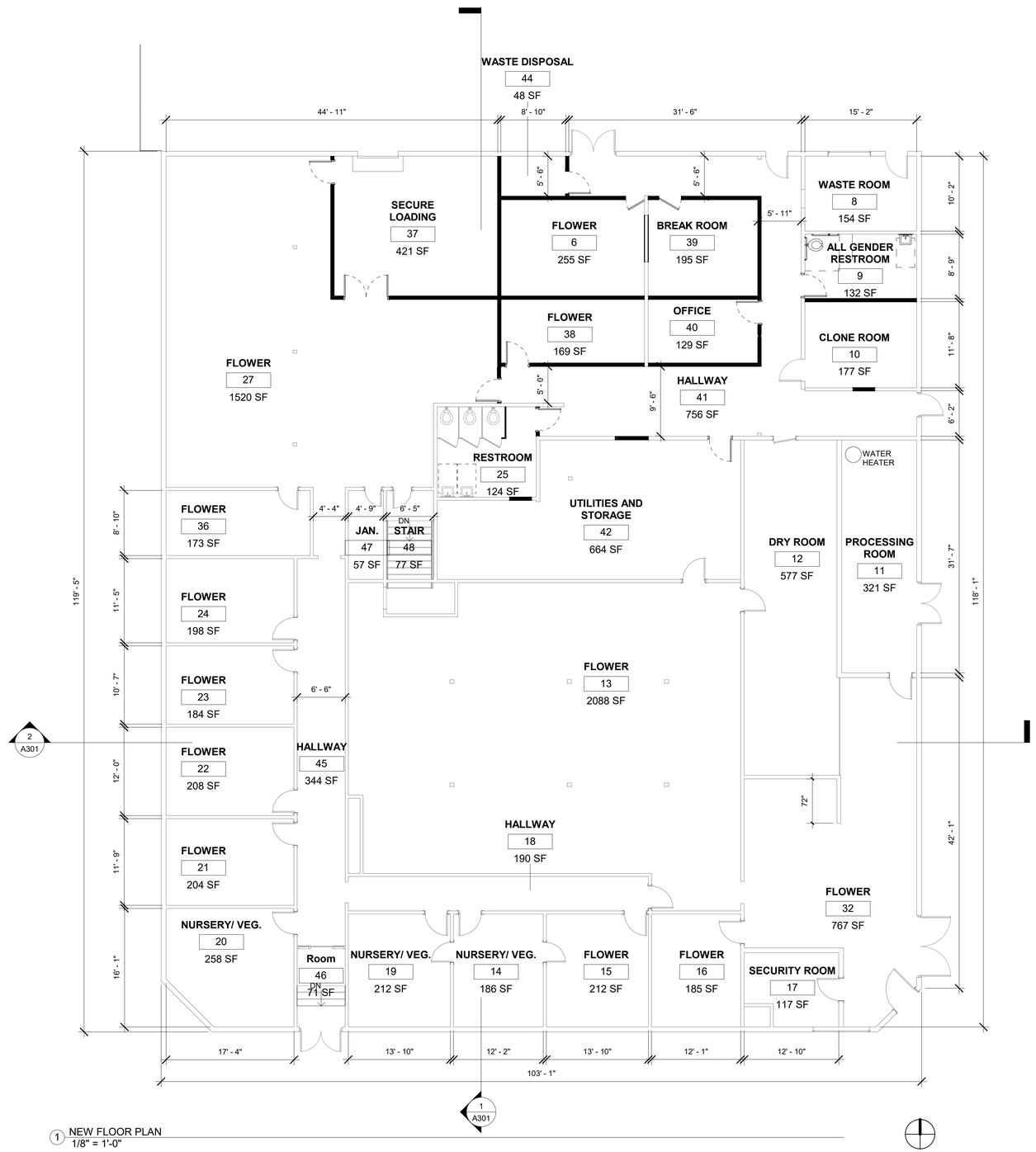
SHEET TITLE:

DEMOLITION FIRST FLOOR PLAN

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | Checker |

SHEET NUMBER:

A101




1 NEW FLOOR PLAN
1/8" = 1'-0"

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
| | | | |

95% CONSTRUCTION DOCUMENTS
100% CONSTRUCTION DOCUMENTS
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703 CHESLEY AVE
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SHEET TITLE:
FIRST FLOOR PLAN

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | DB |

SHEET NUMBER:
A102

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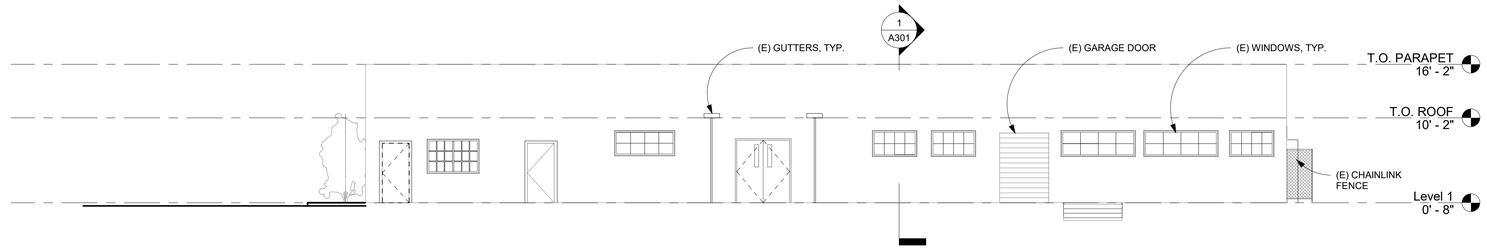
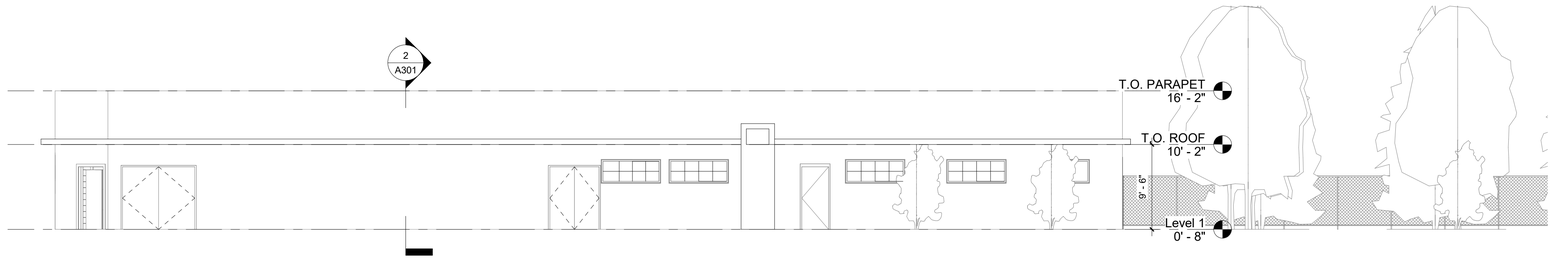
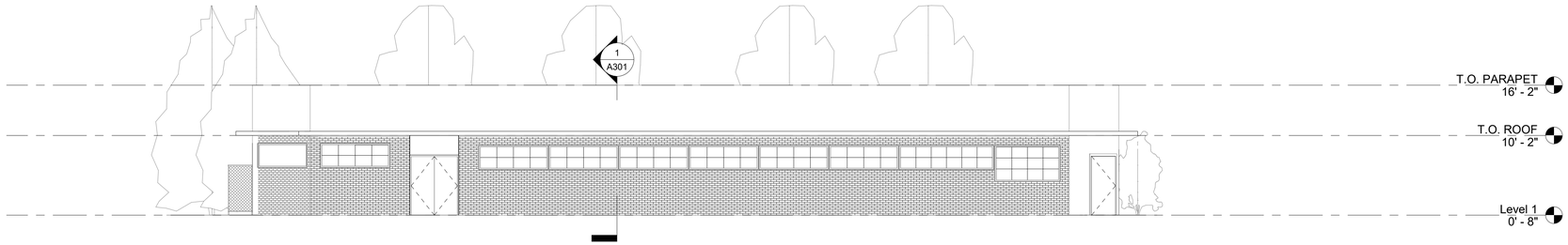


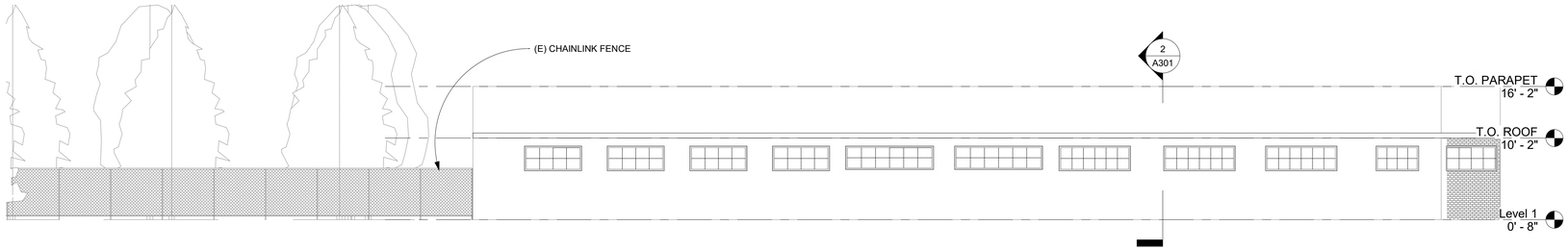

1 North
1/8" = 1'-0"




2 East
1/8" = 1'-0"




3 South
1/8" = 1'-0"




4 West
1/8" = 1'-0"

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
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PROJECT:

703 Chesley T.I.

703 CHESLEY AVE
RICHMOND, CA 94801

SHEET TITLE:

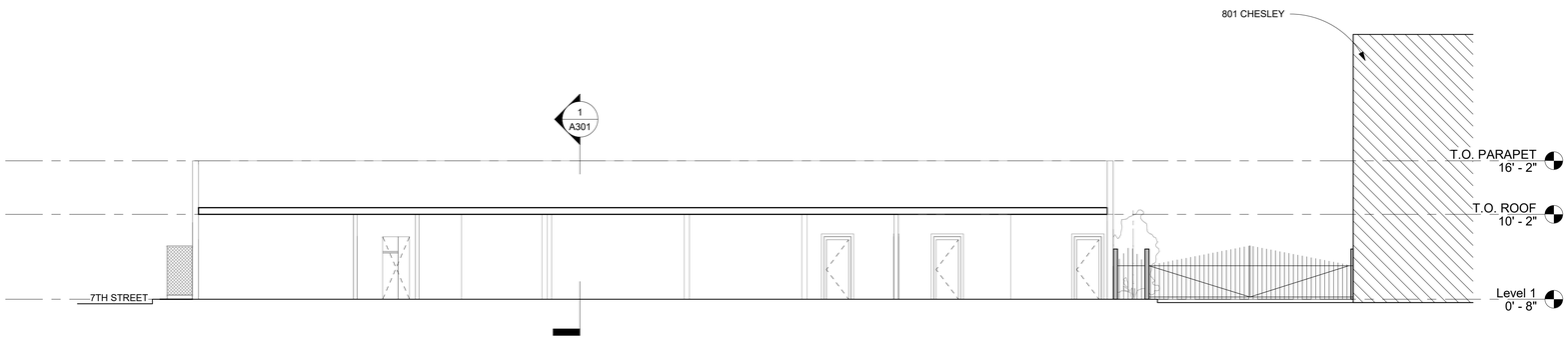
ELEVATIONS

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | Checker |

SHEET NUMBER:

A201

1 N/S SITE SECTION
1/8" = 1'-0"




2 E/W SITE SECTION
1/8" = 1'-0"

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
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|---|---|
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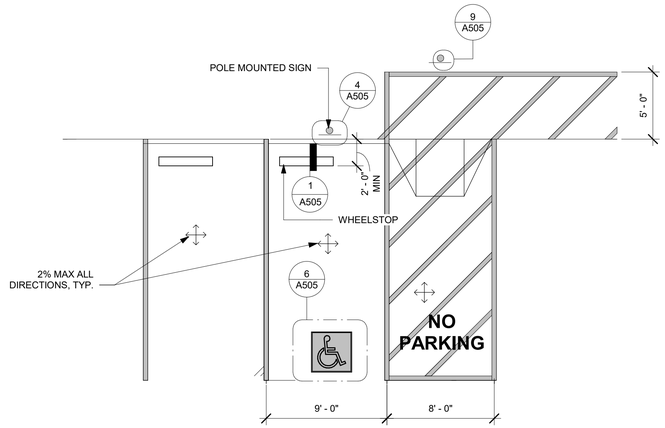
PROJECT:
703 Chesley T.I.

703 CHESLEY AVE
RICHMOND, CA 94801

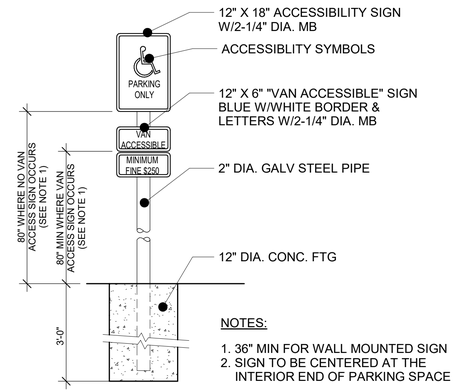
SHEET TITLE:
SITE SECTIONS

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | Checker |

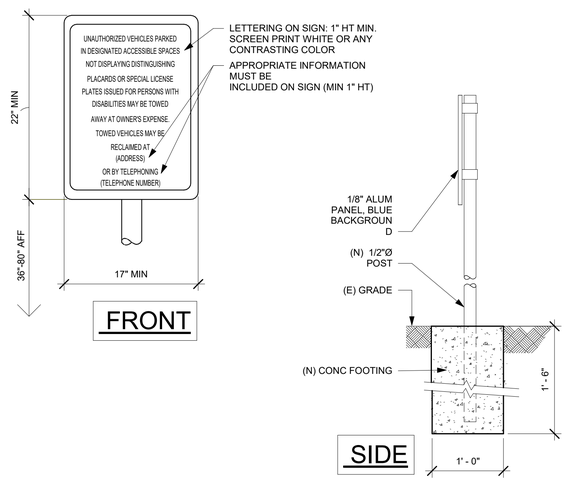
SHEET NUMBER:
A301



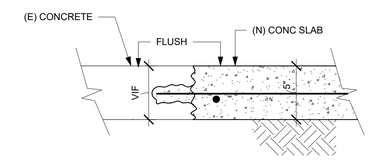

7 ACCESSIBLE PARKING
3/16" = 1'-0"



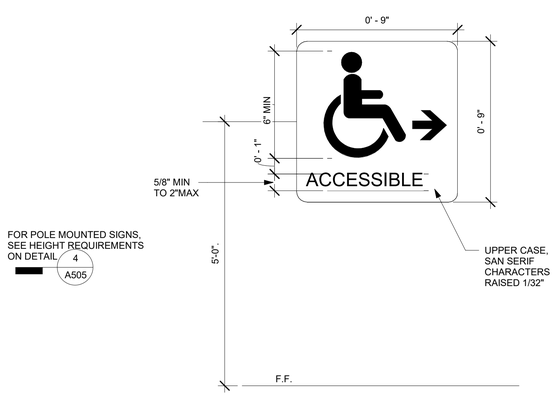

4 POLE MOUNTED ACCESSIBILITY SIGN
3/4" = 1'-0"



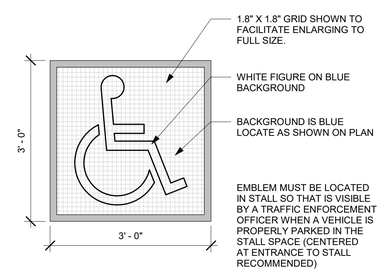

5 TOW AWAY SIGN
1" = 1'-0"



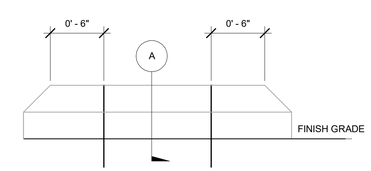

2 (N) CONC TO (E) CONC TRANSITION
NTS



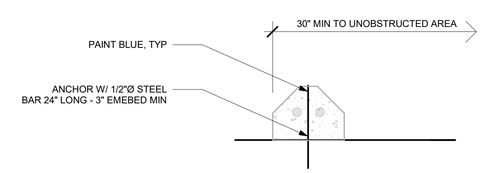

9 ACCESSIBLE DIRECTIONAL SIGN - RIGHT
3" = 1'-0"




6 ISA PAVEMENT SIGN
3/4" = 1'-0"




ELEVATION




SECTION A

1 CONCRETE WHEELSTOP
1 1/2" = 1'-0"

| REV | DESCRIPTION | INIT | DATE |
|---|---|---|---|
| | | | |

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| 95% CONSTRUCTION DOCUMENTS | |
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PROJECT:

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703 CHESLEY AVE
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SHEET TITLE:

ADA DETAILS - SITE

| | |
|---|---|
| PROJ. NO. | 2019-030-01 |
| PREPARATION AND REVIEW | |
| DRAWN BY: | SER |
| DESIGNER: | AMB |
| PROJ MGR: | |
| PEER REVIEW | DB |

SHEET NUMBER:

A505

# Mitigation Monitoring Program
# County File #LP20-2015
# 703 Chesley LLC Cannabis Cultivation Facility

**Intersection of 7th Street and Chesley Avenue**
**Richmond, CA**
**(APN: 409-131-001, 409-131-002)**

**September 10, 2020**

| SECTION 1: AESTHETICS | |
|---|---|
| **Potentially Significant Impact**: The facility will be outfitted with new external security lighting and interior grow lights, some ow which will be illuminated continuously, or illuminated for extended periods that include some nighttime hours. This lighting could create a new substantial source of light which could adversely affect nighttime views in the area, more specifically, the residences located across Chesley Avenue and & 7th Street. | |
| **Mitigation Measures:** | |
| **AES-1**: All exterior lighting shall be outfitted with shrouds and deflected downward so as to focus illumination towards buildings, parking, and sidewalk areas at the project site, and not to adjacent properties. | |
| **AES-2**: After 10:00 PM, exterior lighting shall only be operated with the use of motion sensors or other triggering mechanisms and shall not be left on continuously. An exception is made for exterior lighting to illuminate parking areas to the north and east of the building. The sensitivity of all motion sensors and other light triggering mechanisms shall be adjusted to trigger illumination from activity near the building and on adjacent sidewalk, and not by vehicular traffic along Chesley Avenue and 7th Street. | |
| **AES-3**: Prior to initiation of the use, the applicant shall provide visual evidence to the County that physical building modifications or other provisions have been made to ensure that glare from the use of grow lights will not be detectible through windows or other building openings along the 7th Street and Chesley Avenue frontages between 10:00 PM and dusk. This can include, but is not limited to, window tinting, window film, "blackout" drapes, and automatic timers/dimmers. | |
| Implementing Action: | COA |
| Timing of Verification: | Prior to CDD stamp-approval of plans (AES-1), Throughout the life of the use (AES-2), Prior to building occupancy or establishment of the use (AES-3) |
| Responsible Department or Agency: | CDD |
| Compliance Verification: | Submittal of construction plans (AES-1, AES-2), Submittal of site photos (AES-3) |
| **SECTION 3: AIR QUALITY** | |
| **Potentially Significant Impact**: Exhaust emissions and particulates produced during daily operational activities of the facility may contribute towards significant amounts of pollutants within the air district. However, implementation of the following mitigations to ensure the use of Best Available Control Technology (BACT) will ensure that the project's portion of emission levels are reduced to a less than significant level. | |
| **Mitigation Measures:** | |
| **AIR-1**: The following measures shall be implemented during all on-going business operations: | |

1. The property owner/tenant/lessee shall ensure that all heavy-duty trucks entering or operated on the project site are model year 2014 or later, and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission beginning in 2030 or when such vehicles are commercially available, whichever date is later.

2. The property owner/tenant/lessee shall utilize a "clean fleet" (e.g., zero-emission light- and medium-duty delivery trucks, vans and automobiles) as part of business operations.

3. The property owner/tenant/lessee shall ensure all service equipment (e.g., yard hostlers, yard equipment, forklifts, and pallet jacks) used within the project site are zero-emission.

4. The property owner/tenant/lessee shall use the cleanest technologies available, and provide the necessary infrastructure to support zero-emission vehicles and equipment that will be operating on-site.

5. Prior to CDD-stamp approval of plans for building permits, the property owner/tenant/lessee shall submit plans for review and approval of CDD staff, which include the necessary infrastructure for future use of electric trucks, both semi-trucks and delivery trucks (e.g., installation of conduit specifically designated for truck charging equipment in the future).

6. Idling is strictly prohibited on the subject property and adjacent streets in the Richmond/San Pablo area. The property owner/tenant/lessee shall inform all truck drivers associated with the business of this prohibition.

7. Applicant/tenant/lessee shall periodically sweep the property to remove road dust, tire wear, brake dust and other contaminants in parking lots.

8. Applicant/tenant/lessee shall not use diesel back-up generators on the property unless absolutely necessary. If absolutely necessary, generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards or meets the most stringent in-use standard, whichever has the least emissions.

9. The property owner/tenant/lessee shall monitor and be in compliance with all current air quality regulations for on-road trucks including CARB's Heavy-Duty (Tractor-trailer) Greenhouse Gas Regulation, Periodic Smoke Inspection Program, and the Statewide Truck and Bus Regulation.

10. The operation of Transportation Refrigeration Units (TRUs) is prohibited on the subject site. Any proposed use of TRUs at the subject location will require submittal of a Land Use Permit modification application.

11. The property owner shall include all project Air Quality mitigation measures as part of contractual lease agreement language to ensure the tenant/lessee is informed of all on-going operational responsibilities

| | |
|---|---|
| Implementing Action: | COA |
| Timing of Verification: | Prior to CDD stamp approval of building plans (electrical infrastructure plan submittal), Throughout life of the use. |
| Responsible Party or Agency: | Project proponent and CDD |
| Compliance Verification: | Submittal of electrical infrastructure plans for CDD review, property owner and/or tenant site and equipment inspection |

**Potentially Significant Impact:** 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. However, inclusion of the following mitigation to dictate truck routes associated with the proposed facility will help in reducing the potential for exposing sensitive receptors to those truck emission-related pollutant concentrations.

**Mitigation Measures:**

**AIR-2**: All truck traffic to and from the facility shall avoid traveling through nearby residential neighborhoods, and shall be directed through industrially- and commercially-zoned areas via the use of Richmond Parkway, Parr Boulevard, and Rumrill Boulevard. Alternate routes by way of using residential sections of roadways such as Fred Jackson Way or Market Avenue shall be prohibited. An informational flier for distribution to facility employees and third-party delivery drivers shall be kept on-site to inform appropriate parties of the truck route restriction.

| | |
|---|---|
| Implementing Action: | COA |
| Timing of Verification: | Prior to building occupancy (informational flier), Throughout life of use |
| Responsible Party or Agency: | Project proponent, CDD |
| Compliance Verification: | Submittal of draft informational flier to CDD |

**Potentially Significant Impact:** 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.

| **Mitigation Measures:** | |
|---|---|
| **AIR-3**: Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit a ventilation and odor control plan for review and approval of the County. The plan shall remain in effect throughout the life of the use, and shall at minimum include the following:<br><br>• Plans, completed by a licensed professional, detailing the type and location of ventilation and odor control equipment to be used.<br>• Plan notes or a separate statement identifying any additional measures that will be implemented (e.g., sealing windows, odor neutralizers)<br>• A proposed maintenance and/or monitoring schedule for the plan once implemented.<br><br>**AIR-4**: The applicant shall designate an odor coordinator who will be responsible for implementing and maintaining the approved odor control plan and responding to any complaints. One sign each, detailing this person's name and contact information, shall be permanently posted clearly somewhere along the Chesley Avenue and 7th Street building façades of the existing building. The odor coordinator shall maintain a log of complaints, which shall be available for review by County staff upon request. | |
| Implementing Action: | COA |
| Timing of Verification: | Prior to CDD stamp-approval of plans (AIR-3), Prior to initiation of use (AIR-4) |
| Responsible Party or Agency: | CDD |
| Compliance Verification: | Submittal of ventilation odor control plan to CDD, photo evidence of sign posting, submittal of draft notice to CDD |
| **SECTION 6: ENERGY** | |
| **Potentially Significant Impact:** 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 Measures:** | |
| **ENG-1**: Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit plans or other documentation detailing the renewable energy source (i.e., existing onsite solar system or local provider) ultimately chosen to serve the facility in compliance with Section 88-28.414(e) of the County Ordinance.<br><br>**ENG-2**: Prior to establishment of the cannabis cultivation use or CDD stamp approval of plans for issuance of building permits, the applicant shall submit ventilation and interior lighting documentation for review and approval of the County. The submitted documents shall illustrate the use of high efficiency appliances and equipment. The submittal shall at minimum include the following:<br><br>• Plans detailing the type and location of ventilation and lighting equipment to be used. | |

| | |
|---|---|
| • Manufacturer equipment specs or other documentation detailing energy efficiency of primary ventilation and lighting elements. | |
| Implementing Action: | COA |
| Timing of Verification: | Prior to CDD stamp-approval of plans |
| Responsible Party or Agency: | CDD |
| Compliance Verification: | Submittal of energy source documentation and ventilation and lighting equipment details to CDD |

9/8/2020 1:33:00 PM