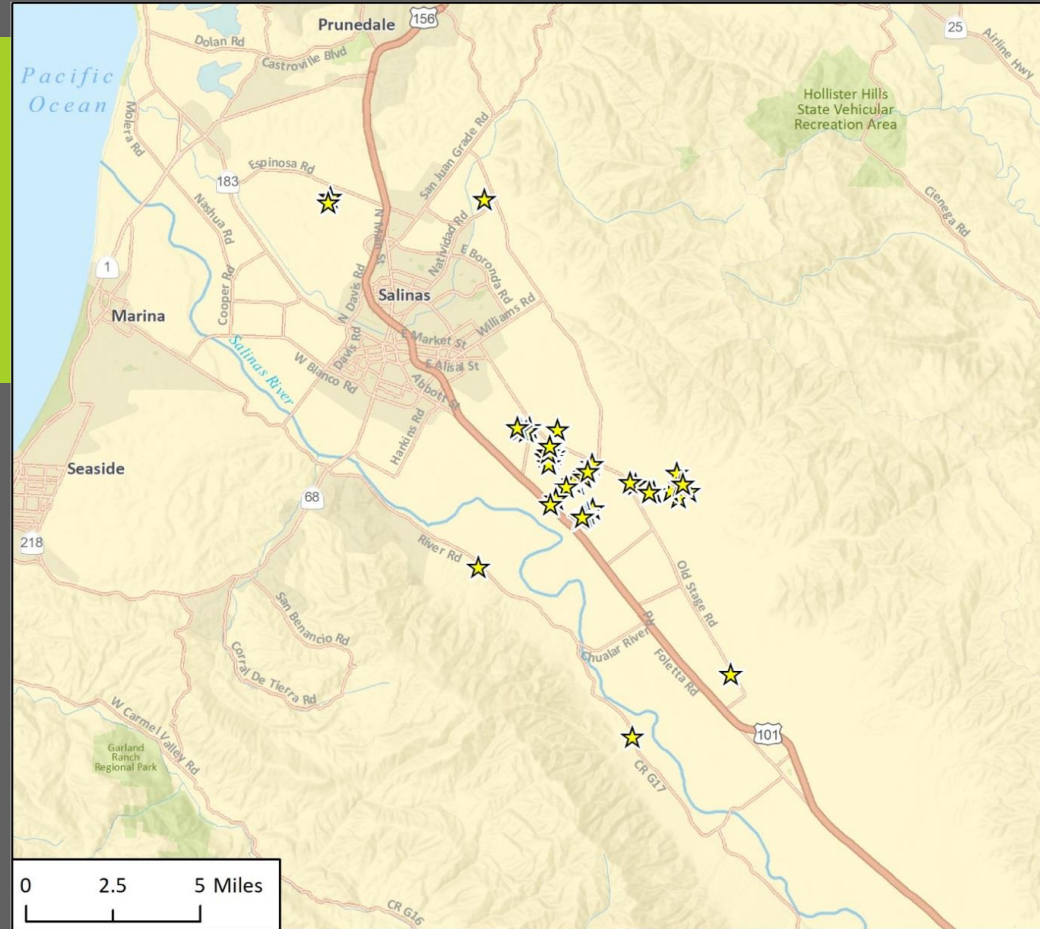# Board of Supervisors
December 1, 2020

Initial Study/Mitigated Negative Declaration for Multiple Cannabis Cultivation Sites
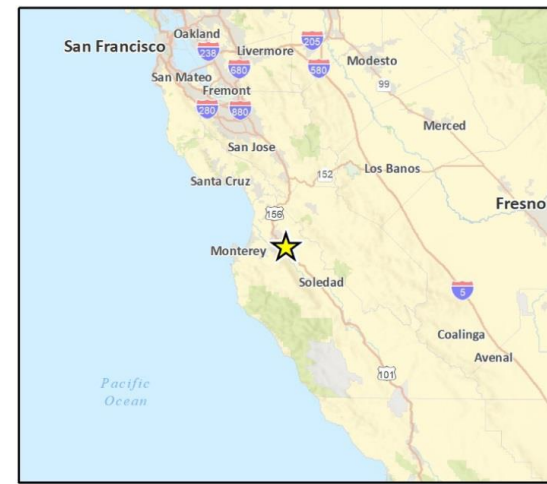
PROJECT

- Adopt an IS/MND

- Adopt a Mitigation Monitoring and Reporting Plan; and

- Accept a checklist

⭐ Project Sites

BACKGROUND

- CEQA requires consideration of cumulative effects
  - Impact of successive projects of the same type in the same area over time
  - Cumulative Impacts can disqualify individual projects from being Categorially Exempt

- 13 applications approved
  - Each exempt from CEQA

- Overtime ~70 applications for commercial cannabis cultivation were received
  - Increases in traffic and energy demand presented cumulative effects needing assessment

- Environmental Review Required

INITIAL STUDY

- 45 cannabis applicants agreed to fund preparation of a study that examines the cumulative effects on the environment [Initial Study (IS)]
  - Draft submitted to the County
  - County staff reviewed and revised IS to reflect County's independent judgement

- Mitigation Measures added to address traffic impacts

- No significant impacts with mitigation [Mitigated Negative Declaration (MND)

- Circulated for public review and comment

COMMENTS

- CalCannabis
  - Seeking more site-specific information and clarification

- Air District (MBARD)
  - Clarifying Air District requirements

- CalTrans
  - Thanking County for addressing State Highways

- Clarifications and Amplifications to the IS/MND
  - No recirculation required

- Checklist will provide information for individual projects
  - Establishes thresholds that if exceeded will require further review
  - Provides site-specific information for State Licensing

MITIGATION

- TRA1 - Direct Impacts on intersection of Old Stage Rd and Spence Road
  - Turn lane required

- TRA2 - Payment of Regional Impact Fee

- TRA3 - Fair Share Payments for cumulative impacts
  - 45 cannabis applications plus existing and future development

- Proposed Revisions to TRA1
  - As Drafted County will collect fees and improve intersection
  - Proposed revisions would require applicants to fund and improve intersection
  - Improvement timing must be before new traffic is added

TRA 1 - INTERSECTION IMPROVEMENTS

	Opinion of Probable Cost for Spence & Old Stage Road Intersection Mitigation Improvements					
Item No.	Item Description	Estimated Quantity	Unit	Unit Cost	Rick Engineering Estimate (Privately Managed Project)	County Managed Project (Add Prevailing Wage 40% to Estimate)[5]
1	Mobilization[2] (15% of all other items)	1	LS	-	$13,339.20	$18,675
2	Traffic Control[2] (15% of all other items)	1	LS	-	$13,339	$18,675
3	Construction/ Project Management[2] (35% of all other items)	1	LS	-	$31,125	$43,575
EARTHWORK						
4	Import and Compaction	50	CY	$26	$1,300	$1,820
SURFACE IMPROVEMENTS						
5	AC Pavement	16	TON	$140	$2,240	$3,136
6	Cement Treated Base (CTB)	20	CY	$220	$4,400	$6,160
TRAFFIC IMPROVEMENTS						
7	Signing and Striping	4336	LF	$4	$17,344	$24,282
UTILITIES IMPROVEMENTS						
8	Drainage System[3]	1	LS	$15,000	$20,000	$28,000
9	Overhead Utilites Relocation-Service/Support Pole[4]	1	EA	$20,000	$25,000	$35,000
	SUBTOTAL				$128,087	$179,322
	CONTINGENCY (20%)				$25,620	$35,870
	TOTAL ESTIMATE				**$153,710**	**$215,200**

COST PER PROJECT	$3,416	$4,782

Notes:

1 Unit costs and quantities shown as determined by Rick Engineering Estimate dated 04/06/2020

2 Mobilization, Traffic Control and Construction/Project Management added to Rick Engineering Estimate

3 Unit cost increased from $15,000 to $20,000

4 Unit cost increased from $20,000 to $25,000

5 If County Constructs improvements, a 40% markup for prevailing wage is assumed

RECOMMENDATION

- Adopt an IS/MND

    1. Adopt a Mitigation Monitoring and Reporting Plan (MMPR) with revisions to require applicants improve intersection; or
    2. Adopt MMRP as drafted in the IS/MND and direct Public Works to collect fees and improve intersection with revised cost estimates

- Accept the checklists to be prepared for individual projects