

**UMMA2 LLC.
Conditional Use Permit
File No. CUP21-081**

3055 Wiljan Ct

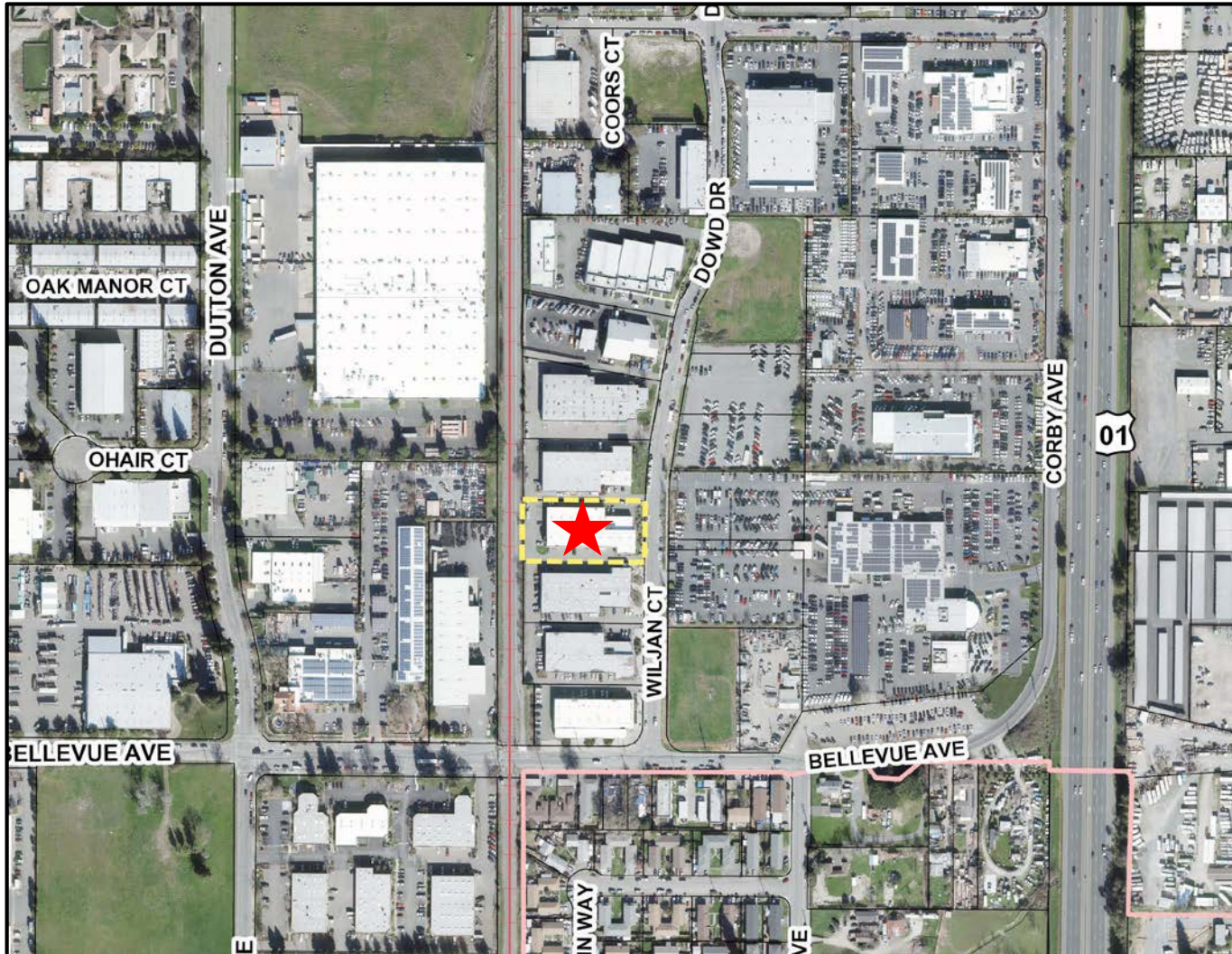
February 24, 2022

Monet Sheikhal, City Planner
Planning and Economic Development

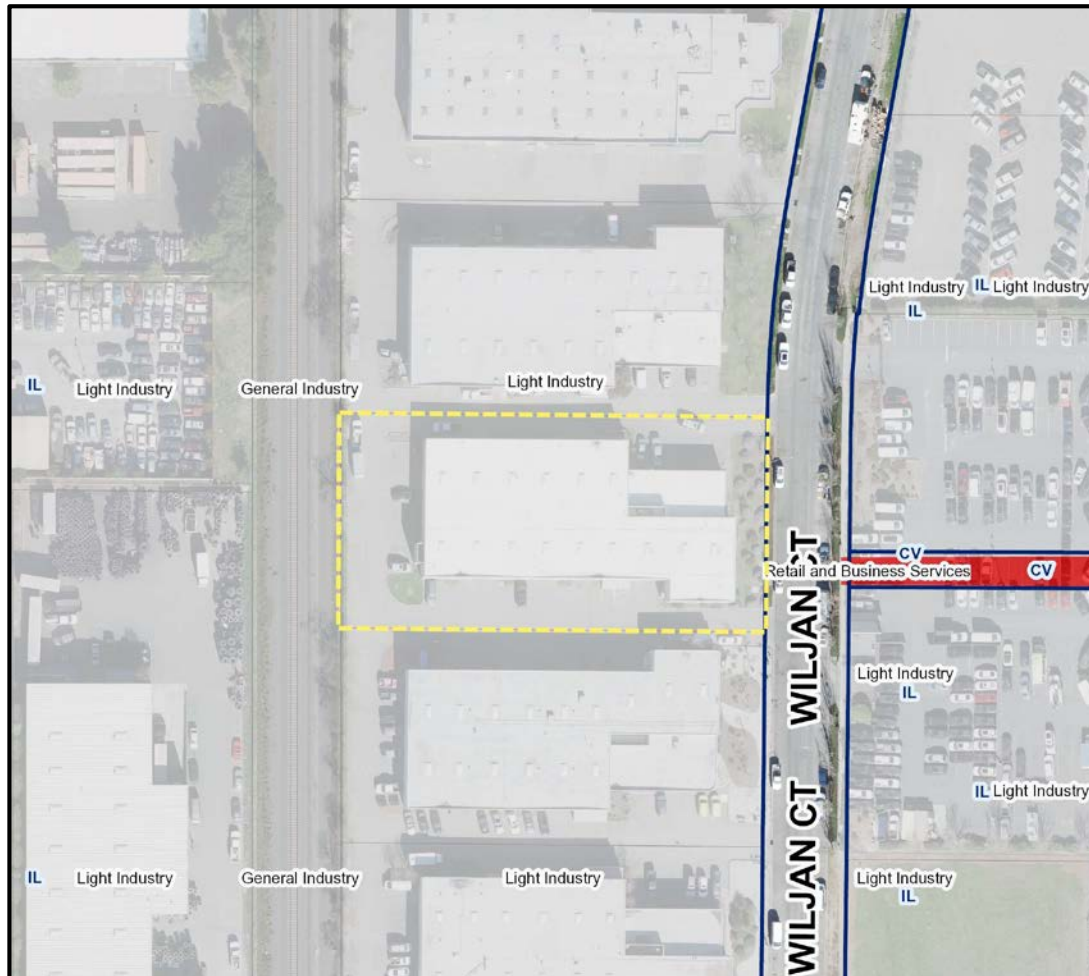
The applicant proposes to operate a Commercial Cannabis Cultivation (Type 2A) facility within an existing 19,428-square-foot industrial building. Hours of operation would be 8:00 am to 5:00 pm seven days a week.



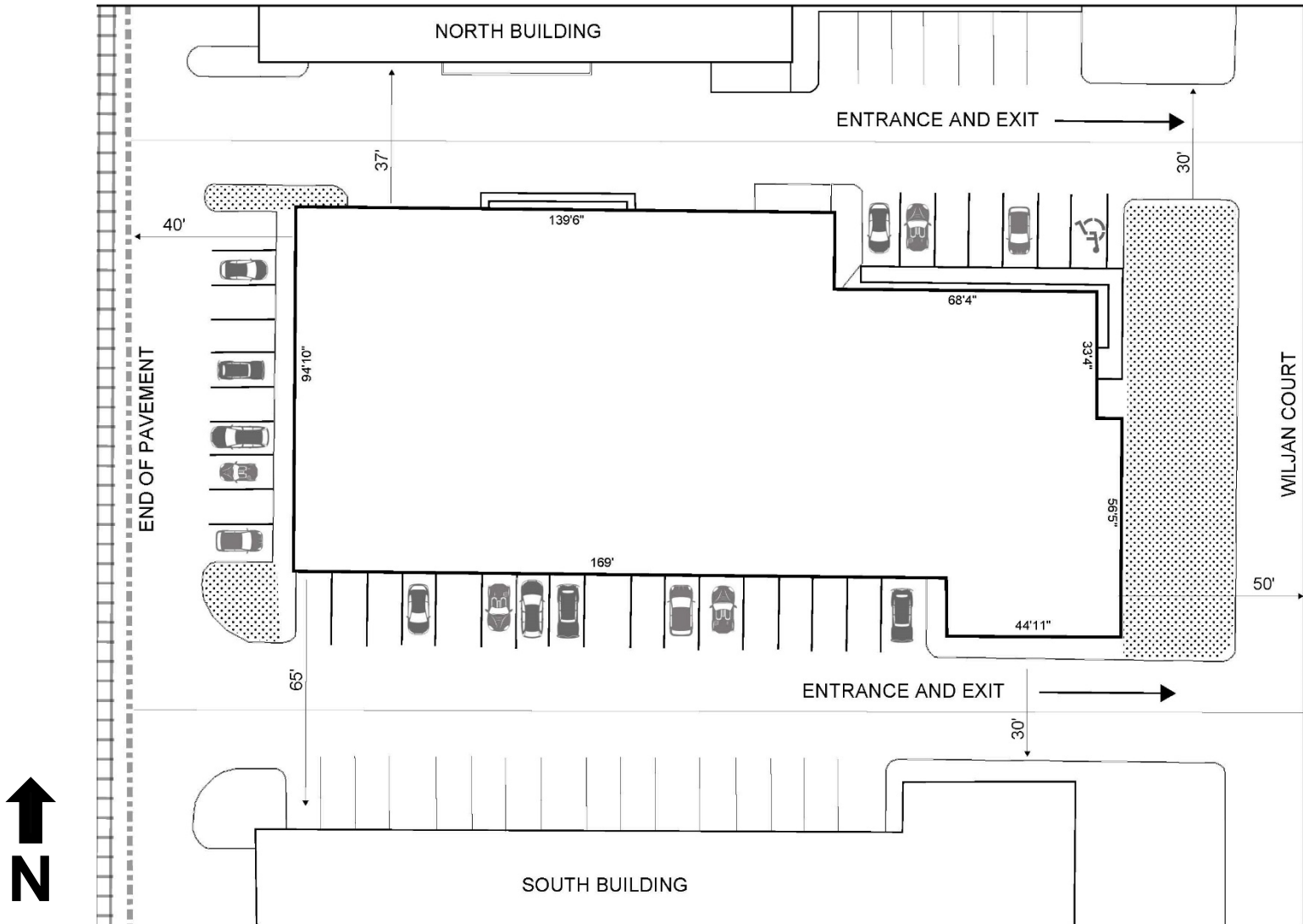
3055 Wiljan Ct Neighborhood Context Map



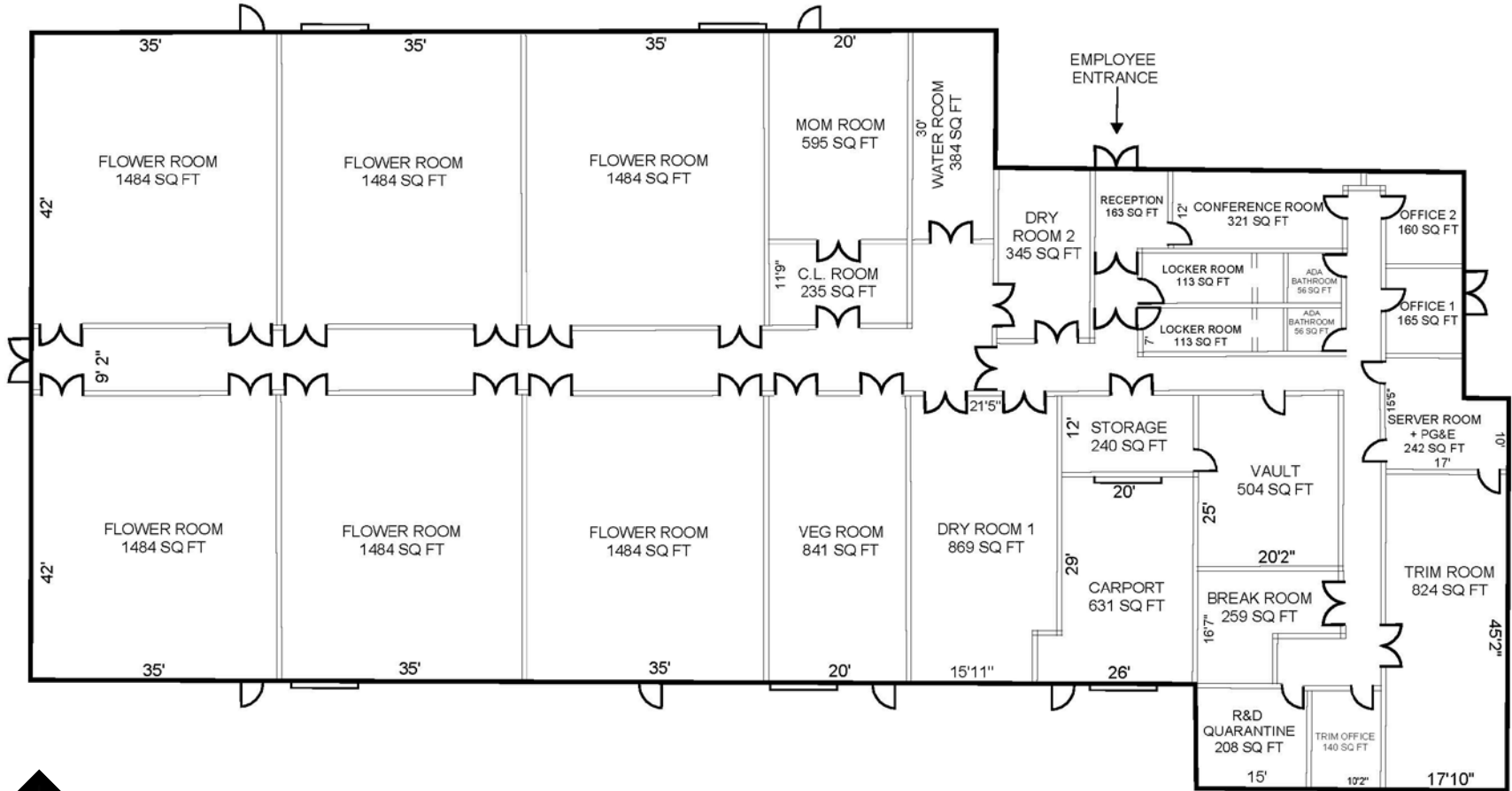
Zone: IL – Light Industrial General Plan: General Industry



- **September 21, 2021** – Project application was submitted
- **September 25, 2021** – A Notice of Application was mailed to property owners and tenants within 600-feet of the project site
- **October 21, 2021** – Application was deemed complete
- **February 14, 2022** – Planning Commission public hearing noticing distributed



3055 Wiljan Ct Floor Plan



3055 Wiljan Ct

General operating requirements

- The project Odor Mitigation Plan has been certified by a licensed engineer ensuring that all mitigation controls are sufficient to effectively mitigate odors from all sources.
- The project provides secure procedures to effectively prevent theft or diversion of any cannabis or currency, as well as to discourage loitering, crime, and illegal or nuisance activities through a camera surveillance system, a professionally monitored alarm system and secure storage.
- The transport/delivery area will be inside of the building to facilitate secure transport of material to and from the business.
- The project is subject to Building and Fire permits, as described in Building and Fire Code Requirements for Cannabis Related Occupancies.

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for:

- Class 1 Categorical Exemption under CEQA Guidelines Section 15301
- Class 3 Categorical Exemption under CEQA Guidelines Section 15303
- Class 32 Categorical Exemption under CEQA Section 15332

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow 19,428 square feet of Commercial Cannabis Cultivation (Type 2A) for the property located at 3055 Wiljan Court.

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