Project Description

The project will establish an indoor cannabis cultivation operation within an existing 10,972 square foot commercial building at 60 Maxwell Court (APN 010-131-033). This building is located on the north end of this 1.10-acre size double-frontage parcel. A second building (not part of the project) sits to the south of the Maxwell Court building and fronts West 9th Street. The cannabis cultivation operation will employ eight (8) cultivation workers, one office manager and one general manager. The hours of operation are 8 am to 5 pm, seven days a week. A private security service will monitor the site 24-hours a day; and two security personnel will be on-site during hours of operation. This facility is not open to the public and no sales transactions will take place.

The existing warehouse portion of the building will be partitioned into separate cultivation rooms for plant cloning, growth of plant stem and leaves (vegetation stage), and the growth of plant buds (flowering stage). Harvested flowers will be dried, processed (trimmed) and cured in rooms located near the front offices as shown on the floor plan. These cultivation and processing activities will occur in sealed rooms equipped with odor control and air purification systems, as will the entire building. No extraction processes will occur on the site. All cannabis grown and processed on the site will be transported to an off-site distribution center.

Exterior improvements include new lighting, surveillance cameras on all sides of the building, and a security gate and fencing topped with concertina wire which will secure the existing employee parking area (9 spaces) on the west side of the building. The employees will enter and exit through the doorway on the west side of the building; the shipping entrance is located on the south side of the building. The facility will be separated from the building located to the south by the secured employee parking lot and fencing.