

Revised May 19, 2022
Submitted Originally October 19, 2021

Application for Conditional Use Permit
Cannabis Distribution, Cultivation, Extraction, and Nursery.
California Organica Inc.
1825 Ferdinand Ct. Santa Rosa, CA 95404
APN: 044-011-087

PROJECT DESCRIPTION

Summary of Commercial Cannabis Land Use:

California Organica Inc. is seeking to obtain a Conditional Use Permit for indoor cannabis nursery, cultivation, Type 6 manufacturing, and distribution. No retail component is being contemplated as part of this application. This existing building is located 1825 Ferdinand Ct. Santa Rosa, on a cul-de-sac, in a light industrial zone. Total square footage of the existing building is 19,980 divided into the following categories:

Suite A		Not a part of the application
Suite B	1,238 square feet	Commercial Cannabis Manufacturing type 6
	243 square feet	Security Office
Suite C	1,307 square feet	Commercial Cannabis Manufacturing type 6
Suite D	1,572 square feet	Office
Suite E	3,481 square feet	Commercial Cannabis Distribution type 11
	247 square feet	Break Room
Suite F	1,805 square feet	Commercial Cannabis Nursery
Suite G	1,557 square feet	Commercial Cannabis Cultivation type 2A
	248 square feet	Non Licensed Storage
Suite H	1,557 square feet	Commercial Cannabis Cultivation type 2A
	248 square feet	Non Licensed Storage
Suite I	1,557 square feet	Commercial Cannabis Cultivation type 2A
	403 square feet	Non Licensed Storage
	2,300 square feet +/-	Hallway and Lavatory

COMPLIANCE WITH STATE LAW

The operation and staff comply with all laws of the State of California and the City of Santa Rosa regarding Cannabis cultivation, manufacturing, and distribution. Management utilizes established practices for recruiting, hiring, on-boarding and continuous training of employees that complies with all state and local laws regarding operational standards, background checks, restrictions on multiple licenses and license types and locational criteria.

SEPARATION OF LICENSE TYPES

Licensed activities will be separated according to the above land use table and operated within all State and Local laws and codes.

BUILDING AND FIRE CODES

The facility will comply with all building and fire codes including sprinklers and smoke detectors. Emergency access is available through a Knox Box at the front door. An additional Knox Box will be installed on the parking lot gate when it is installed allowing 24 hour access to emergency personnel. Complete commercial Fire alarm system and monitoring will be provided by a third party service. System will include strobes, horns, pull stations, power backup, communicator, panel and other required equipment and features. A detailed proposal is available if needed. Management and staff will be trained on emergency procedures regularly to ensure the safety of staff and visitors in the event of an emergency.

Operator will obtain all necessary building permits, fire permits, and CUPA permits, and provide a Fire Department lock box for keys to gates and doors in compliance with [Section 20-46.050 (E)]

SECURITY PLAN

Security cameras will be installed to provide video records of all cultivation, manufacturing, entry and exit points and the exterior facility and parking lot. Footage will be stored for a minimum of 60 days. A commercial security alarm system will be installed and monitored by an onsite security officers and a third party security service.

All product and waste will be stored within the building behind locked and alarmed doors and windows. All security measures will comply with State and Local emergency access standards.

ODOR MITIGATION AND AIR QUALITY

Interior air system will be designed by a qualified engineer to comply with State and Local regulations. Plans are intended to be submitted at time of permit. Active Carbon filters will be utilized throughout the facility to ensure proper odor control.

Staff will be trained on the day to day operation and maintenance of all air quality equipment. A qualified service technician will service at the manufactures recommended intervals and/or repair when needed.

LIGHTING

Lighting type and design will generally follow the diagrams and specs attached at Document 3. Final design will be submitted as part of improvement plans. Final design will reflect the exact scale and scope of the Conditional Use Permit.

NOISE

No activities contemplated in this application will result in noise levels audible outside the structure. No activities contemplated under this application require hearing protection be worn by staff.

ACCESSORY USES

No accessory uses are contemplated.