

# California Organica, Inc. Cannabis Facility

## Major Conditional Use Permit

### File No. CUP21-091

1825 Ferdinand Court

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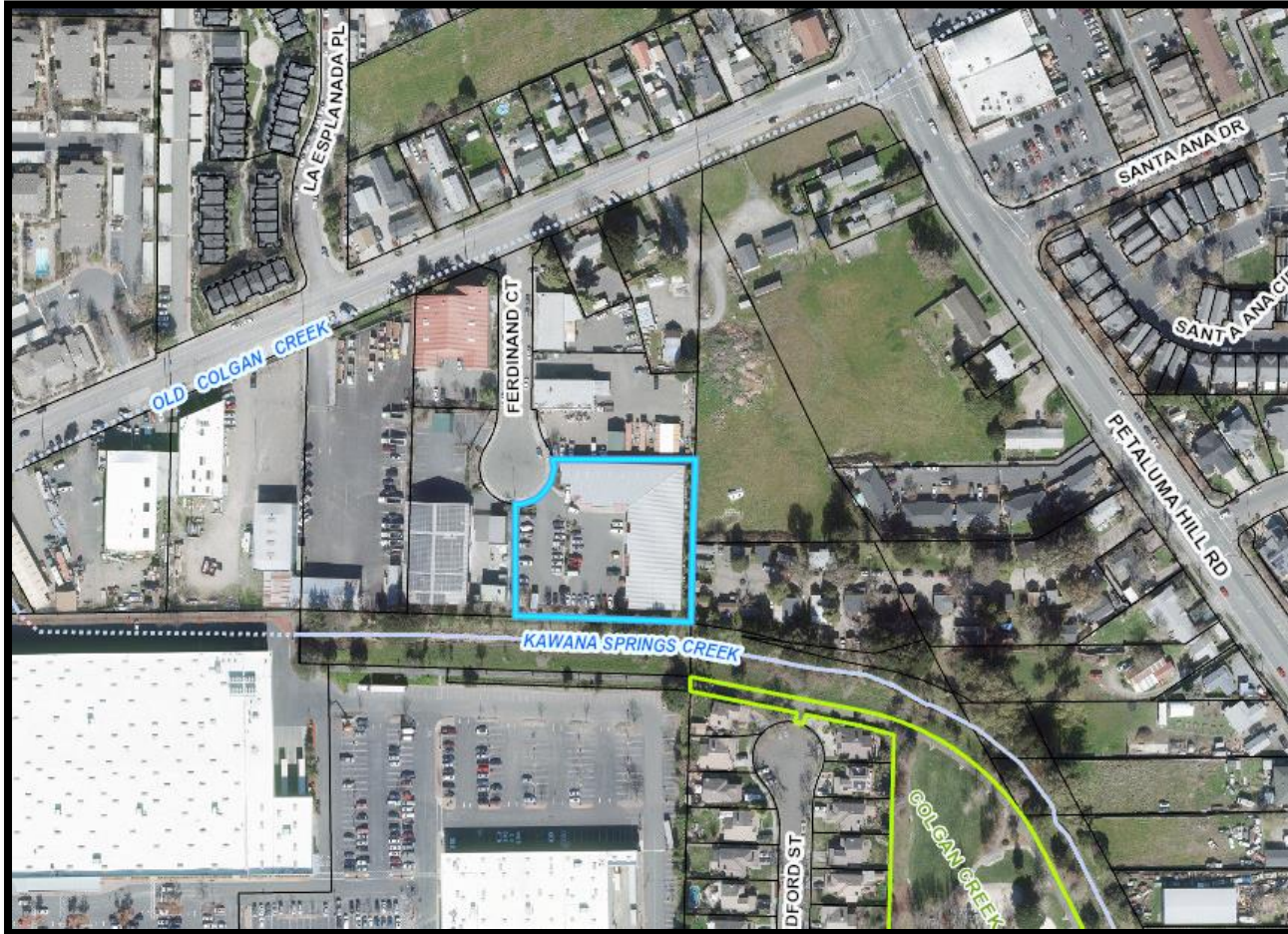
June 23<sup>rd</sup>, 2022

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Planning and Economic Development

California Organica, Inc. is a proposed project that includes the operation of a cannabis facility with onsite cannabis uses including *Cannabis Manufacturing Level 1 (non-volatile) (2,545 SF)*, *Distribution (3,481 SF)*, and *Cultivation - 5,001 sq ft or greater (8,033 SF)* within an existing industrial building located at 1825 Ferdinand Court.

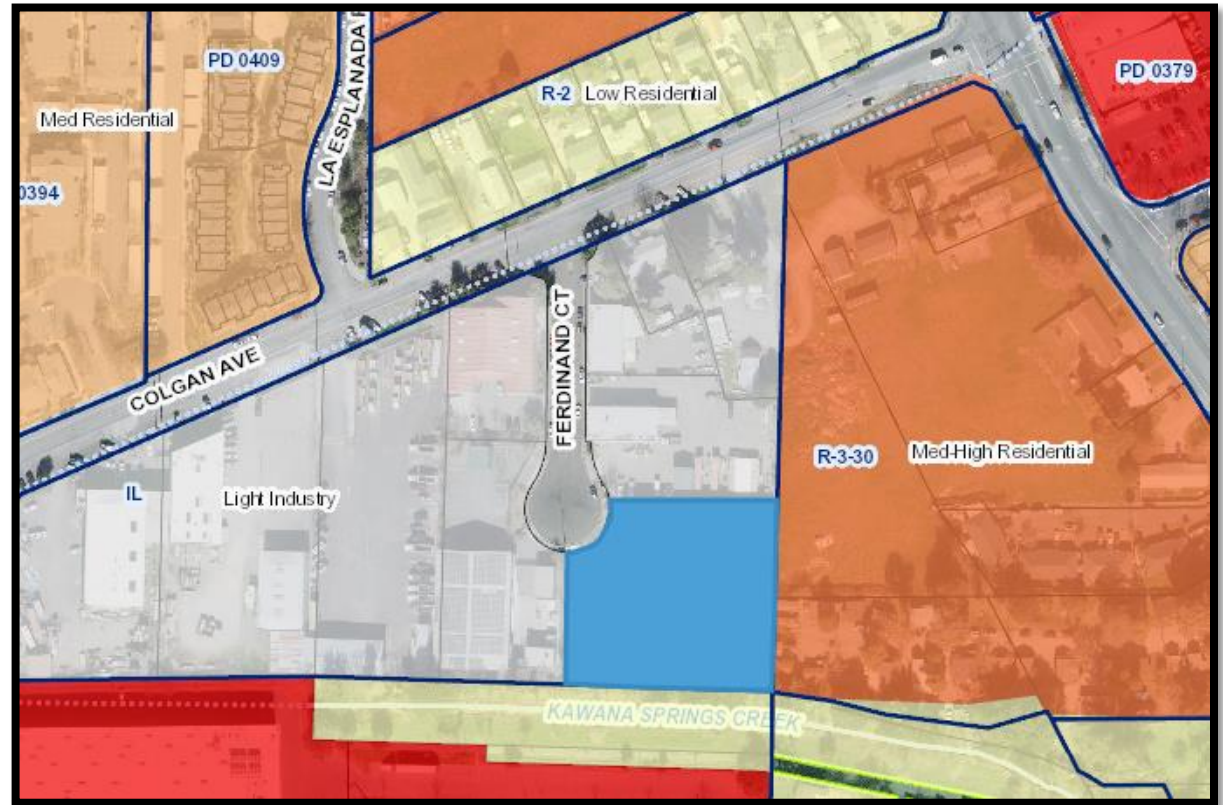
- **October 26, 2021** - Major Conditional Use Permit application was received.
- **December 9, 2021** – Application deemed complete
- **December 15, 2021** – Notice of application distributed
- **June 10, 2021** – Planning Commission Hearing noticed

# 1825 Ferdinand Court Neighborhood Context Map

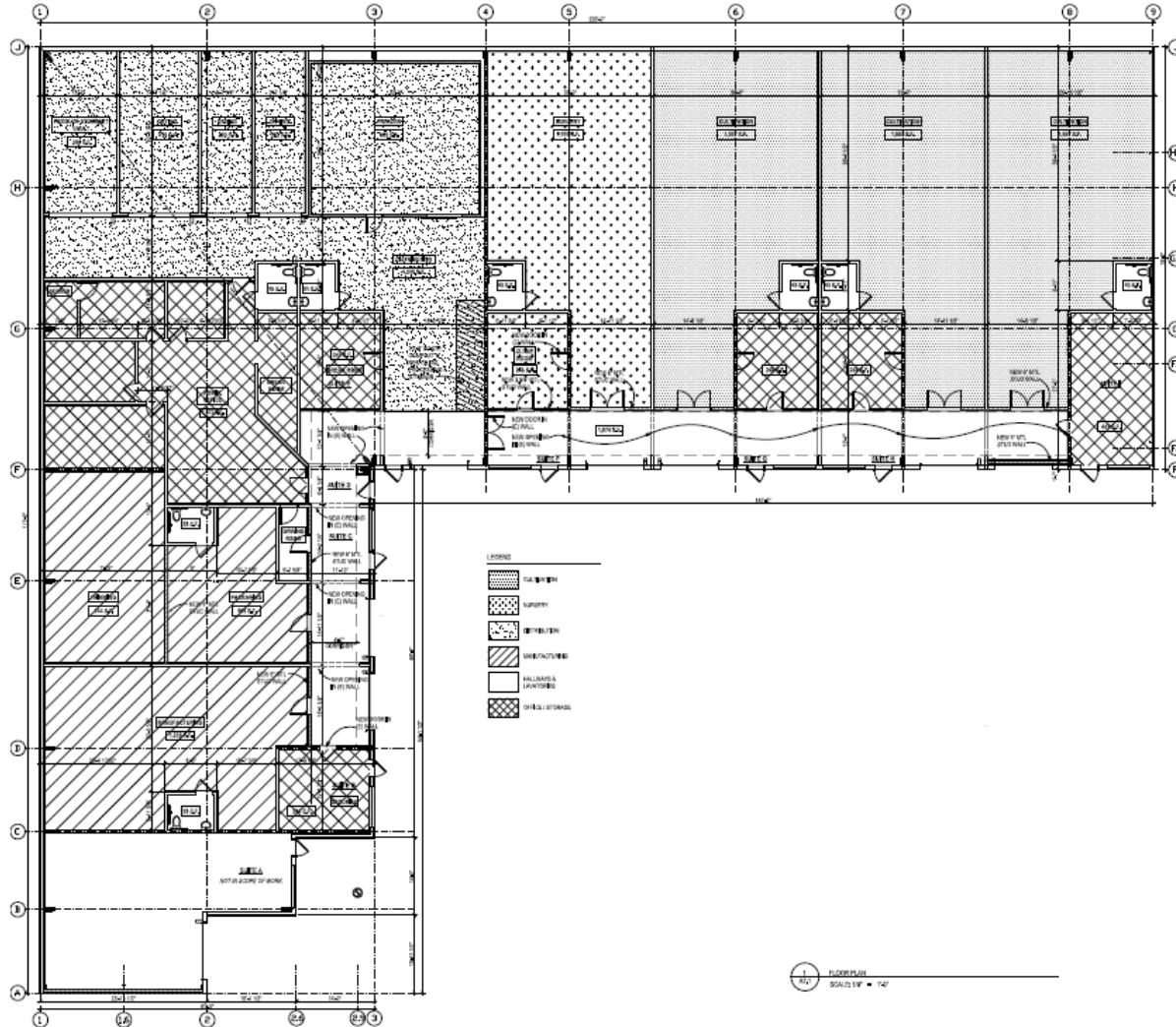


# 1825 Ferdinand Court General Plan and Zoning District

- General Plan Land Use Designation:  
Light Industry
- Zoning District: Light Industrial







# Cannabis Operating Requirements

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- Security
- Odor Control
- Lighting
- Noise



# 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 in that the project includes negligible or no expansion to an existing use.
- Class 3 Categorical Exemption under CEQA Guidelines Section 15303 in that the project involves a change of use, which will require only minor exterior modifications to the structure/site.

# Environmental Review

## California Environmental Quality Act (CEQA)

- Class 32 Categorical Exemption under CEQA Section 15332 (In-fill Development Projects) of the State CEQA Guidelines in that:
  - The Project is consistent with Santa Rosa General Plan 2035 and the current City of Santa Rosa Zoning Code;
  - The Project is located within City of Santa Rosa jurisdiction, on a project site of no more than five acres substantially surrounded by urban uses;
  - The Project site has been previously developed and has no value as habitat for endangered, rare or threatened species. While within the Santa Rosa Plain Conservation Strategy boundaries, the Project site was previously filled and is encircled by constructed roadways;
  - The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Based on the project description the trips generated by this project are negligible and the City's Traffic Division has reviewed the proposal and requested no additional Traffic Study. The proposed project will occupy an existing building and all the work will take place inside of the building and mechanical equipment will be required to meet the City noise ordinance. Based on the certified Odor Control Plan the project will not emit any cannabis related odors. Any wastewater will be treated by the City Sewer Treatment facility; and
  - The Project site is located in a developed area where it can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditioned the project appropriately.

Two written comments were received as a result of the distributed notice of application.

Concerns expressed:

- Odor, specifically affecting children residing at nearby residential uses
- Traffic
- Security and theft



The Planning and Economic Development Department recommends that the Council, by resolution, approve a Major Conditional Use Permit to allow the operation of California Organica, Inc. Cannabis Facility, located at 1825 Ferdinand Court, File No. CUP21-091.

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