

# **Indyone, LLC, Cannabis Cultivation Project**

## **Conditional Use Permit**

Planning Commission

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December 14, 2017

Cheryl Whitfield  
Senior Planner  
Planning and Economic Development

# Indyone, LLC, Cannabis Cultivation

## 3320 Industrial Drive

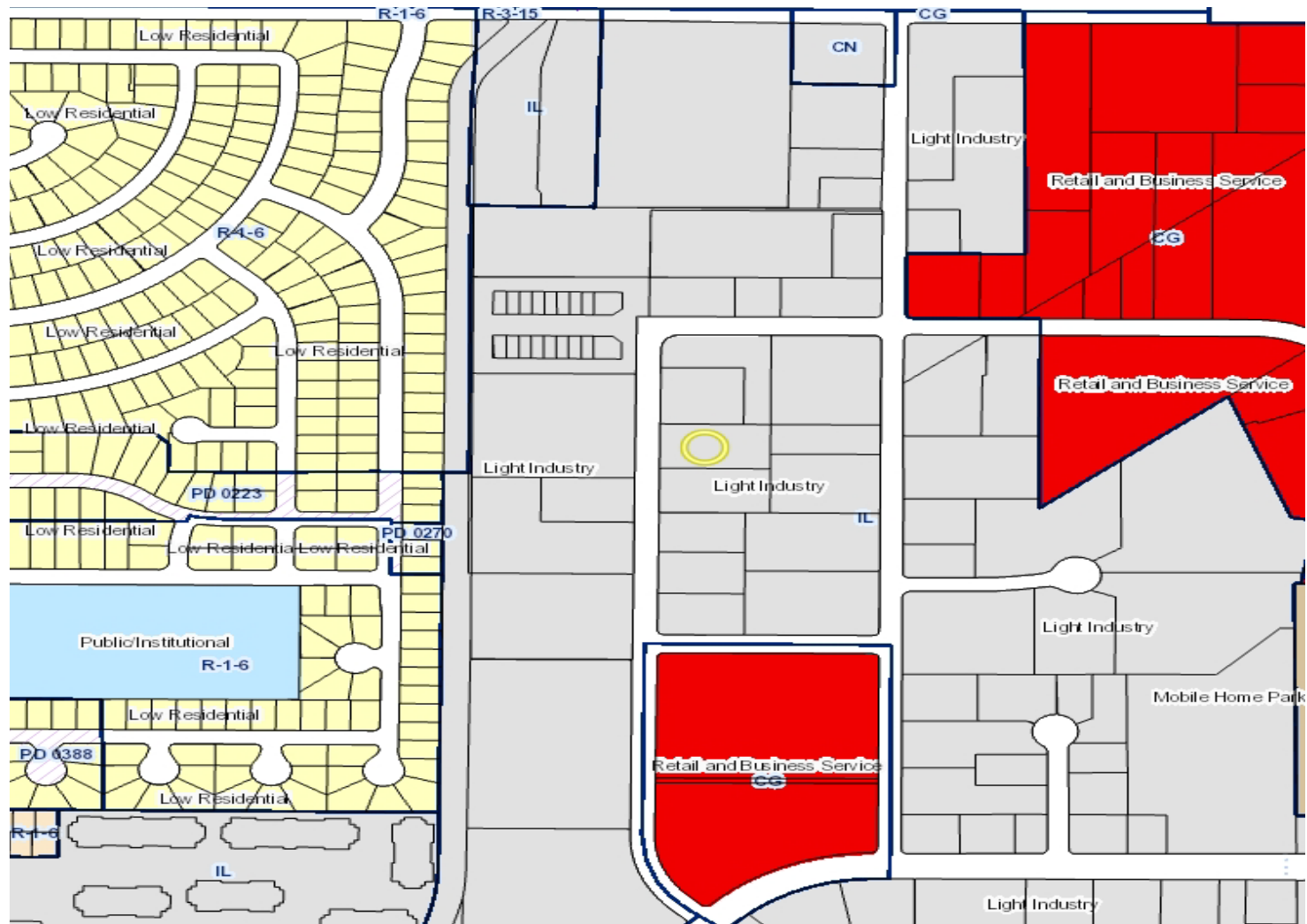
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- Indoor medical cannabis cultivation facility within an existing approximately 20,000 square foot industrial building
- 10 full time employees, 10 seasonal employees; 7am-7pm
- 24/7 Monitored Security System. Continuous On-Site Patrolling.
- 25 parking spaces, 1 van ADA space; 3 bicycle spaces –*as a project condition*
- Cannabis Cultivator License

# Indyone, LLC 3320 Industrial Drive



General Plan: Light Industry/Zoning: Light Industrial



- October 9, 2015 – Medical Marijuana Regulation and Safety Act (MMRSA) signed into law
- Council 2016 Tier 1 Priority – “pursue current opportunities for medical marijuana, cannabis cultivation, lab and employment development...”
- January 19, 2016 – Council initiated comprehensive policy to regulate medical cannabis operations

- February 23, 2016 – Council adopted interim zoning ordinance allowing commercial cultivation with an MUP or CUP, depending on size, in IL and IG zoning districts, and –LIL combining district.
- August 2, 2016, Council directed the Zoning Administrator to issue a Zoning Code Interpretation to address the support uses that connect a licensed cultivator with a licensed dispensary.
- June 13, 2017 – Moratorium on cannabis cultivation in the –LIL district.

- July 13, 2017 – Application Submitted
- August 15, 2017 – Notice of Application
- December 14, 2017 – Planning Commission Hearing





① VICINITY MAP  
1" = 80'-0"



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3320 INDUSTRIAL DRIVE  
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NOT FOR  
CONSTRUCTION

DO NOT DISTRIBUTE

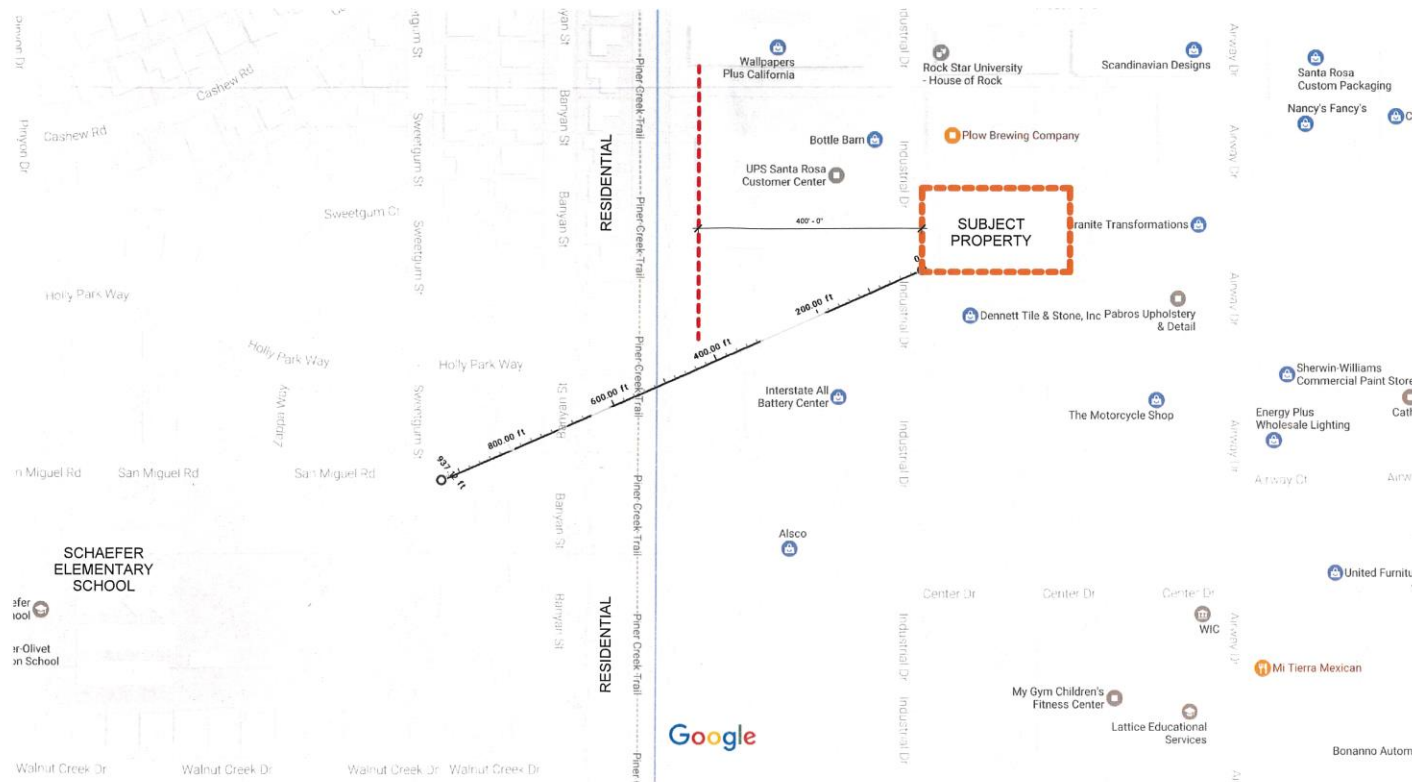
05/24/17

VICINITY  
MAP

A010



Google Maps



Measure distance  
Total distance: 937.12 ft (285.63 m)

Map data ©2017 Google 100 ft

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① CONTEXT MAP  
1" = 100'-0"



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CONTEXT  
MAP

A011

# Site Photos

A016



OVERHEAD  
FROM SOUTHWEST



OVERHEAD  
FROM NORTHWEST

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OVERHEAD  
FROM NORTHEAST



OVERHEAD  
FROM SOUTHWEST

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PHOTOS

**A016**

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# Site Photos



~ A ~



~ B ~

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~ C ~



~ D ~

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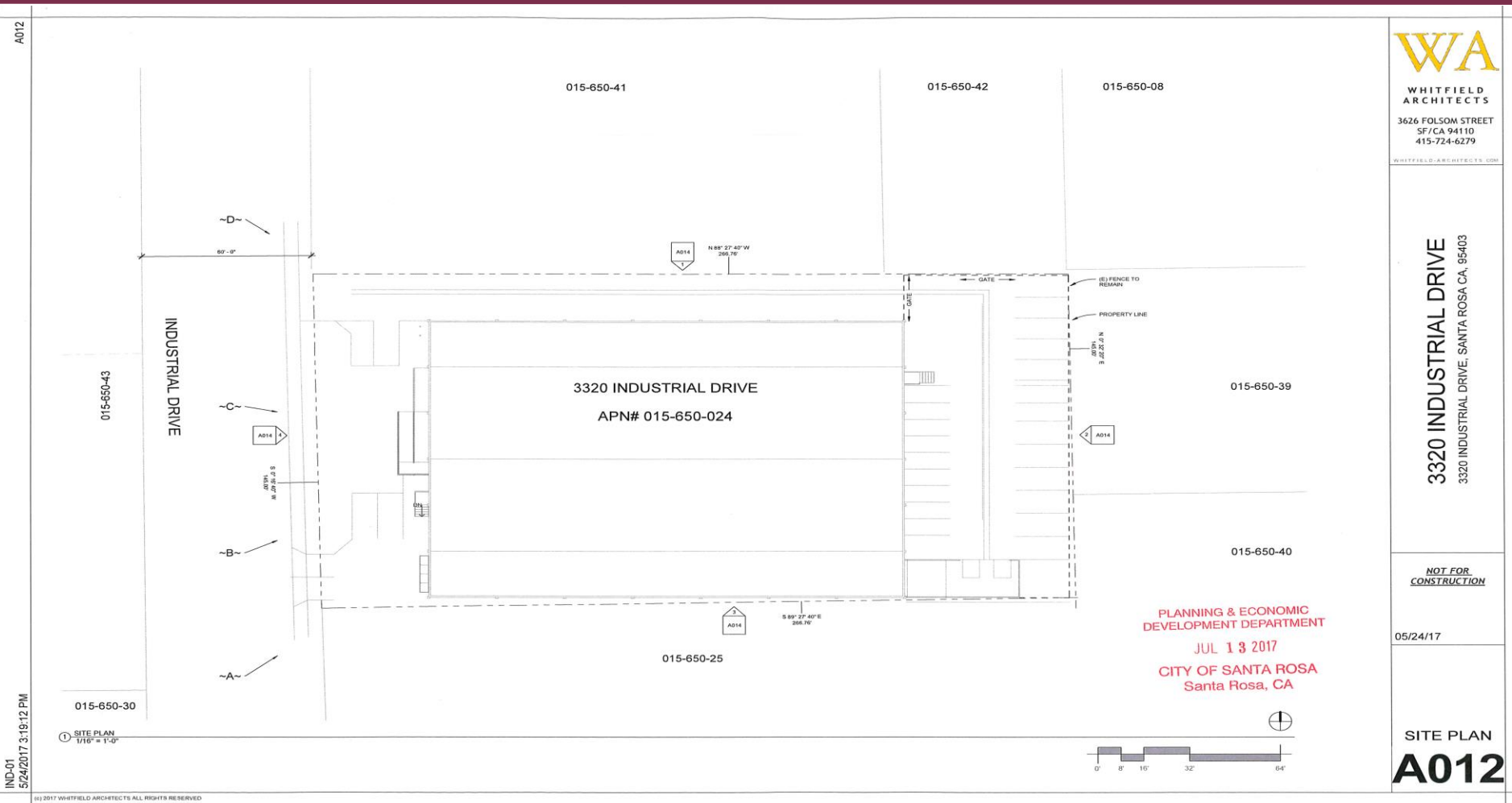
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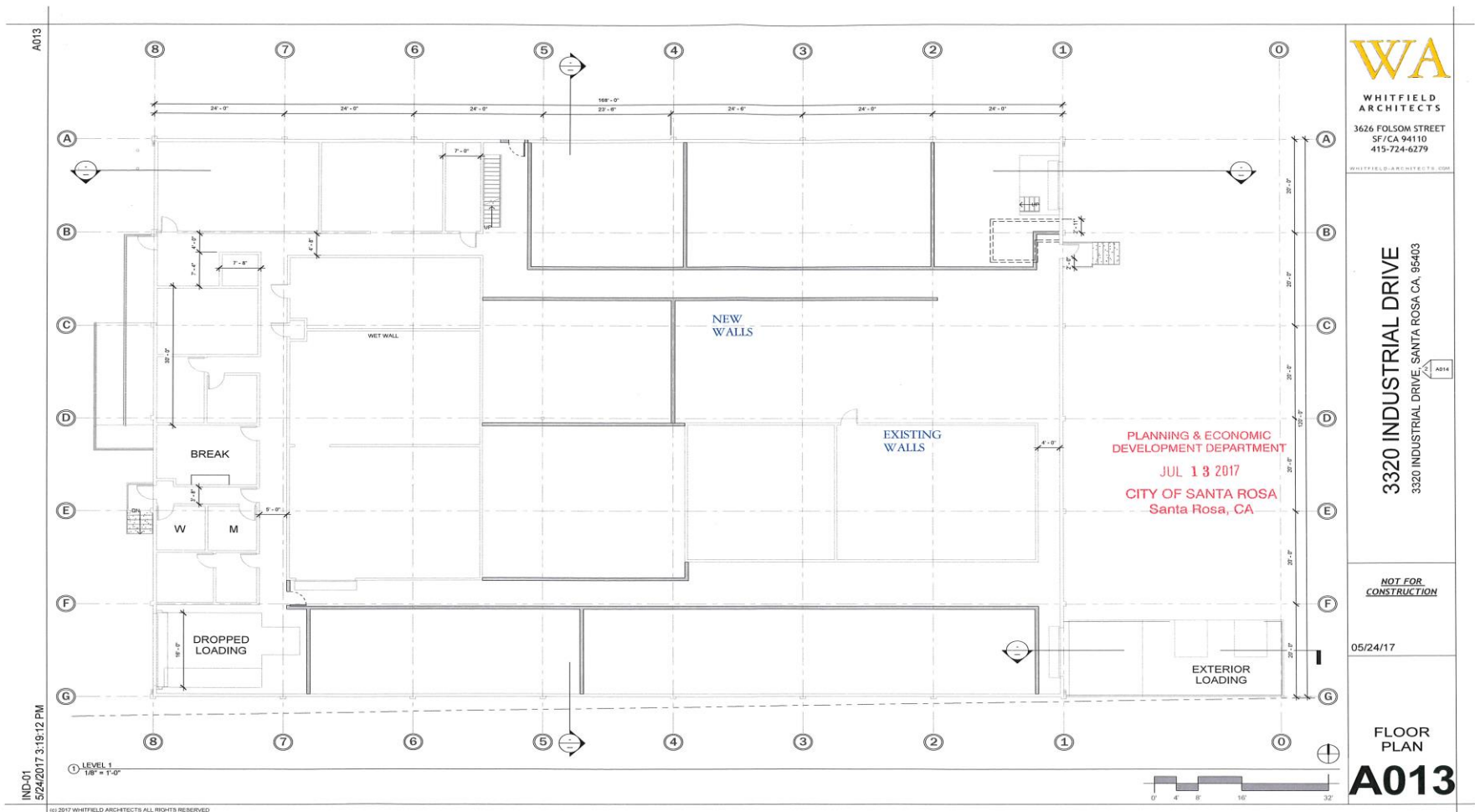
PHOTOS  
**A015**

A015

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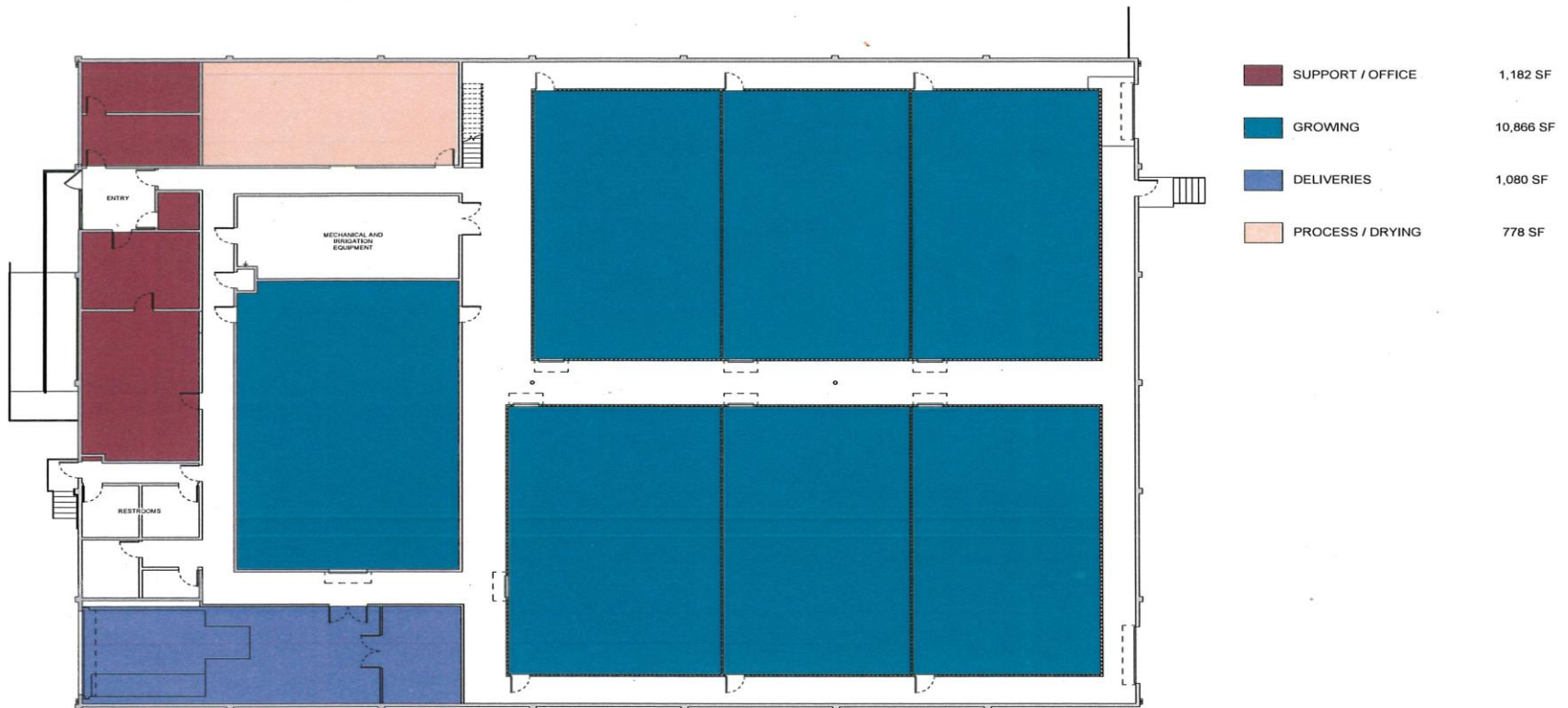
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**BUILDING  
ELEVATIONS  
A014**

# Proposed Floor Plan Use



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No public comments have been received to date

- Noise/Odor Control
- Security
- Parking

- Roof mounted HVAC system
- Cannabis cultivation and processing rooms will have several layers of carbon filtration
- Air purifying devices in all rooms
- HEPA filters for all incoming ventilation



- Rear fenced facility
- Monitored Building Access
- Security Patrol 7pm-7am, 7 days a week
- Monitored Alarm System & Duress Alarm System
- Access Controls
- Monitored Security Cameras
- Exterior Lighting
- Vault Room
- Inventory Management System

- Warehouse & Wholesale Distribution:  
1 space / 1,000 sq ft of 20,000 sq. ft. bldg. =  
20 spaces
- Max 20 employees = 10 full time/10 seasonal
- Parking proposed: 25 parking spaces, 1 van  
ADA space, 2 bicycle spaces

# Environmental Review

## California Environmental Quality Act (CEQA)

- Categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301, applicable to existing facilities involving no expansion of the facility.
- The project qualifies for a Class 32 exemption, per CEQA Section 15332

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit to operate a medical cannabis cultivation facility within an existing 20,000 square foot industrial building located at 3220 Industrial Drive.

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