

Good Onward Minor Conditional Use Permit -  
Assignment of new square footage ancillary to the cannabis Manufacturing use  
previously approved by the Planning Commission in Resolution No. 12044  
related to PRJ18-082 (CUP18-146 & DR18-072).

**Project Description:**

Good Onward, Inc. Cannabis Facility includes the construction and operation of a commercial cannabis facility which was approved for Conditional Use Permit and Design Review. The site is within the General Industry (IG) zoning district and the cannabis cultivation, manufacturing and distribution uses were approved by Planning Commission Resolution No. 12044 on 1/14/21. The Planning Commission and Design Review boards approved construction of a new ~21,000 sf warehouse to be constructed within the first two years of initial operation. The mezzanine at the 2nd story is expanded up to 4,950 sf where the additional square footage is storage space ancillary to the cannabis manufacturing use. The revised warehouse (Building F) does not include any changes to exterior of the building nor impact to building setbacks or building height. An addendum traffic study and air quality analysis were prepared as CEQA documentation noting that minor impacts to the interior floor plan were determined less than significant. This Minor Conditional Use Permit application requests amendment to square footage of the Manufacturing Level 1 (non-volatile) and Distribution land uses approved by the Planning Commission to include ancillary storage areas in Building F as described in the final approved plans dated 1/7/2021, referred to in Resolution No. 12044.

**Project Valuation:**

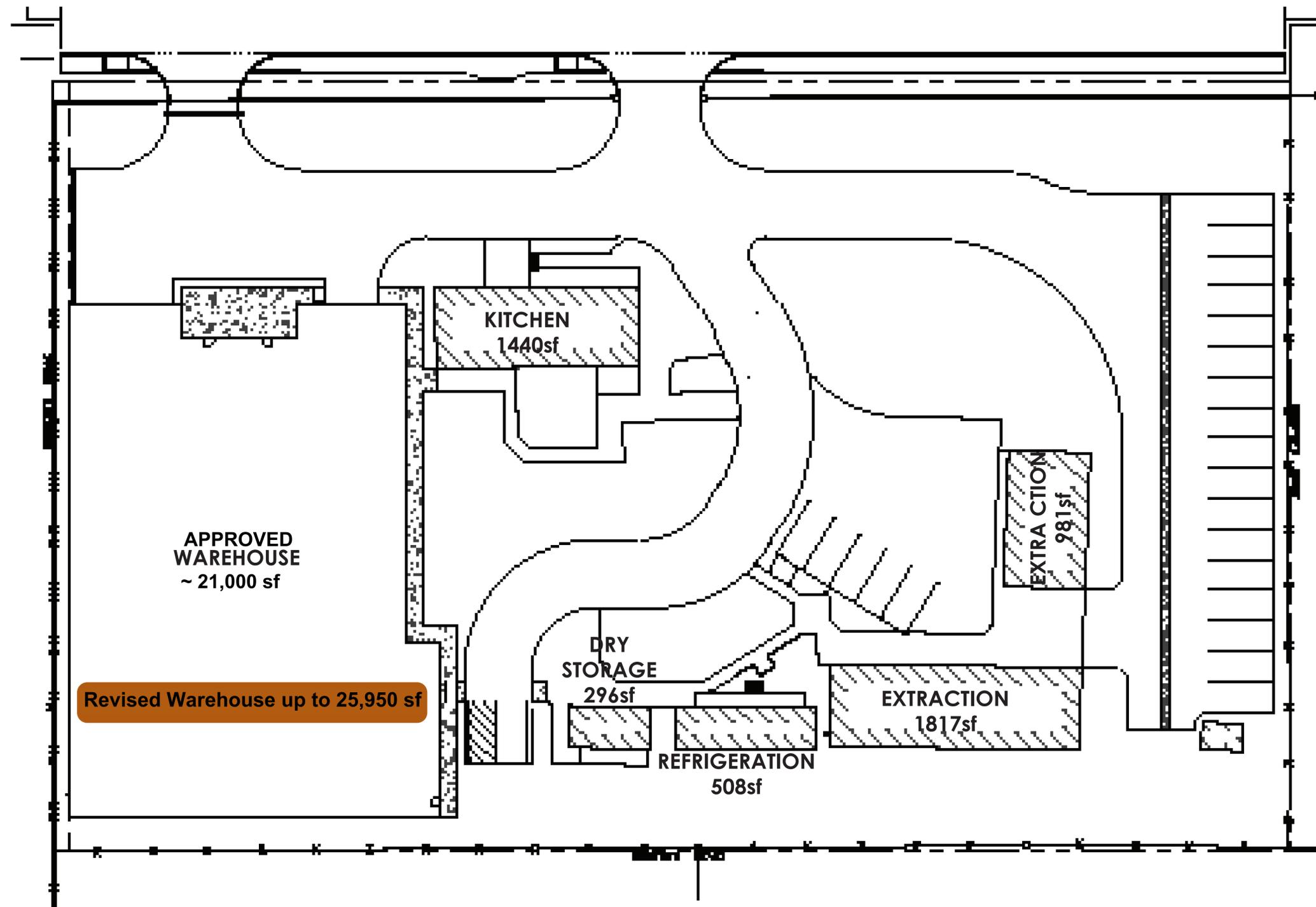
\$3,800,000 is the valuation of work covered by building permit application B21-2166 -Building F, the new warehouse.

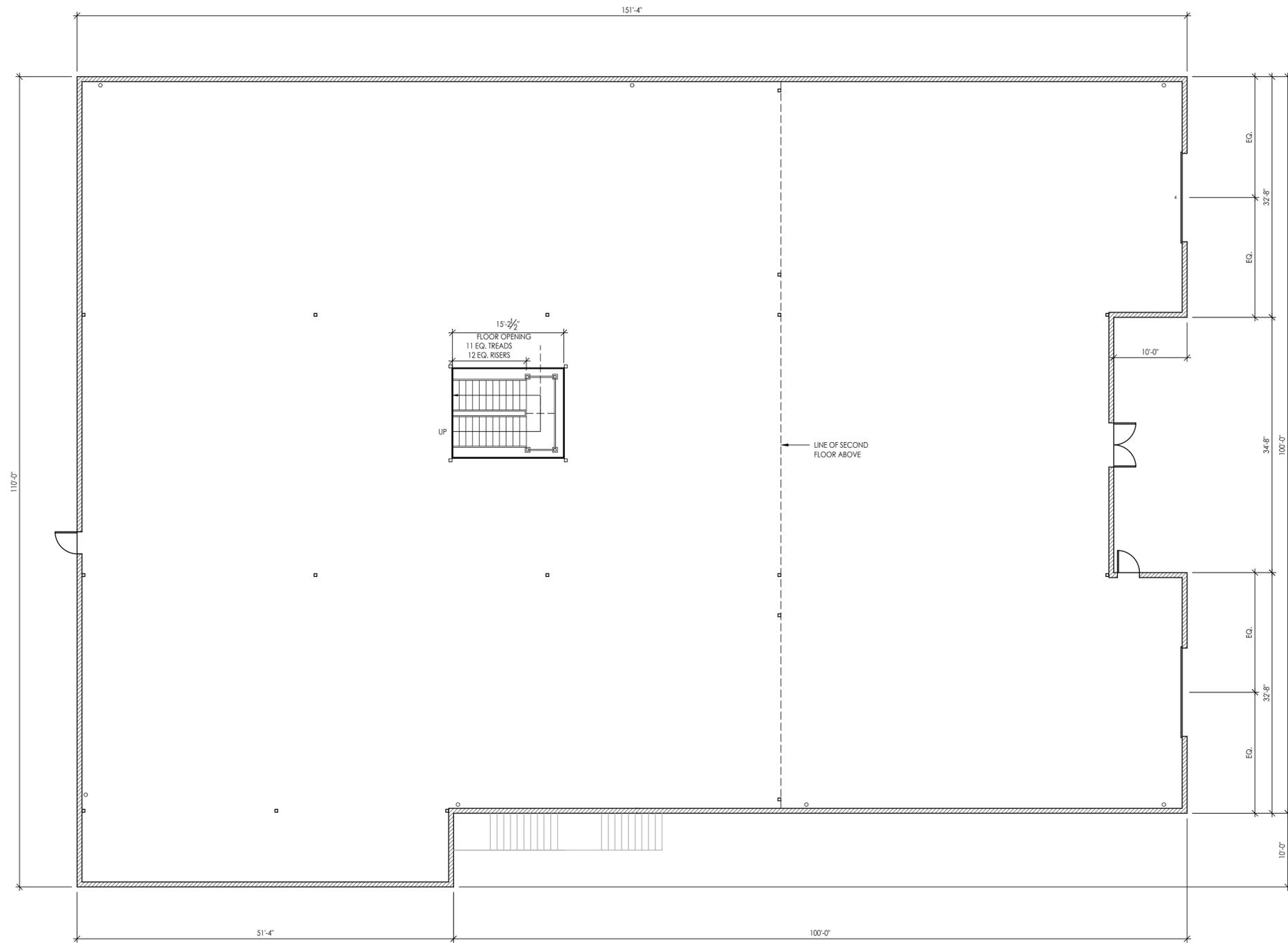
**NEIGHBORHOOD CONTEXT MAP**

3192 JUNIPER AVENUE, SANTA ROSA



RECEIVED  
By E07081 at 8:27 am, Aug 23, 2021





FIRST FLOOR PLAN 1/8" 1



*Mitchell S. Conner*

**GOOD ONWARD, INC.**  
**BUILDING F SHELL AND**  
**SITE IMPROVEMENTS**  
3192 JUNIPER AVENUE, SANTA ROSA, CA 95407

**FIRST FLOOR PLAN**

No.	Revision	Date

Project Manager  
**PETER STANLEY**

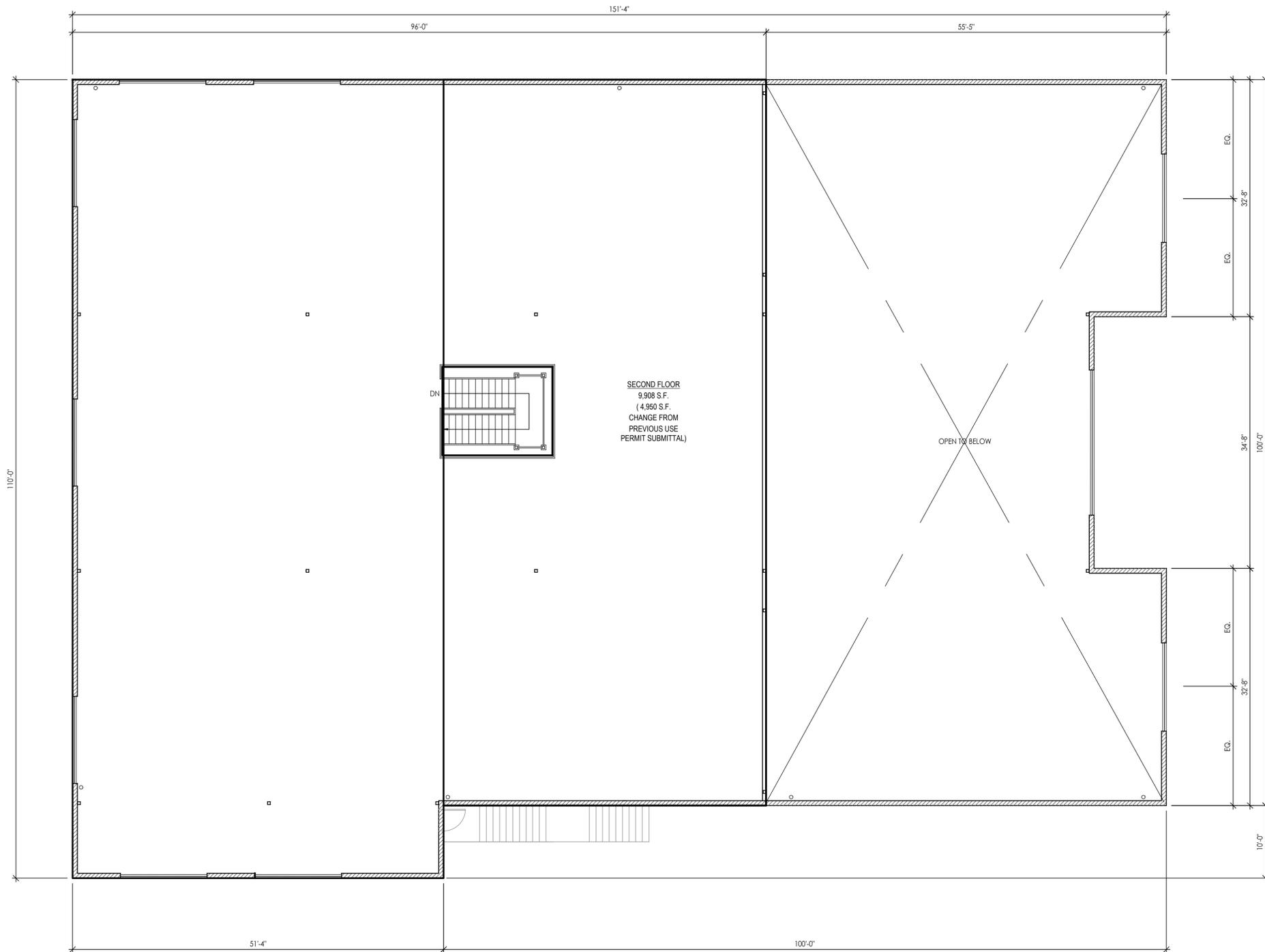
Checked by  
**MITCH CONNER**

Date  
**02.18.2021**

Job Number  
**191 1701**

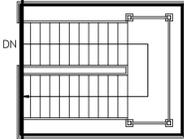
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**A2.1**



SECOND FLOOR  
 9,908 S.F.  
 (4,950 S.F.  
 CHANGE FROM  
 PREVIOUS USE  
 PERMIT SUBMITTAL)

OPEN TO BELOW



SECOND FLOOR PLAN 1/8" 1



*Mitchell S. Conner*

GOOD ONWARD, INC.  
 BUILDING F SHELL AND  
 SITE IMPROVEMENTS  
 3192 JUNIPER AVENUE, SANTA ROSA, CA 95407

SECOND FLOOR PLAN

No.	Revision	Date

Project Manager  
 PETER STANLEY  
 Drawn by  
 MITCH CONNER  
 Date  
 02.18.2021  
 File name  
 Job Number  
 191 1701  
 Sheet

**A2.2**