

JQ Gold, LLC
Conditional Use Permit
File No. CUP21-068

3515 Industrial Drive

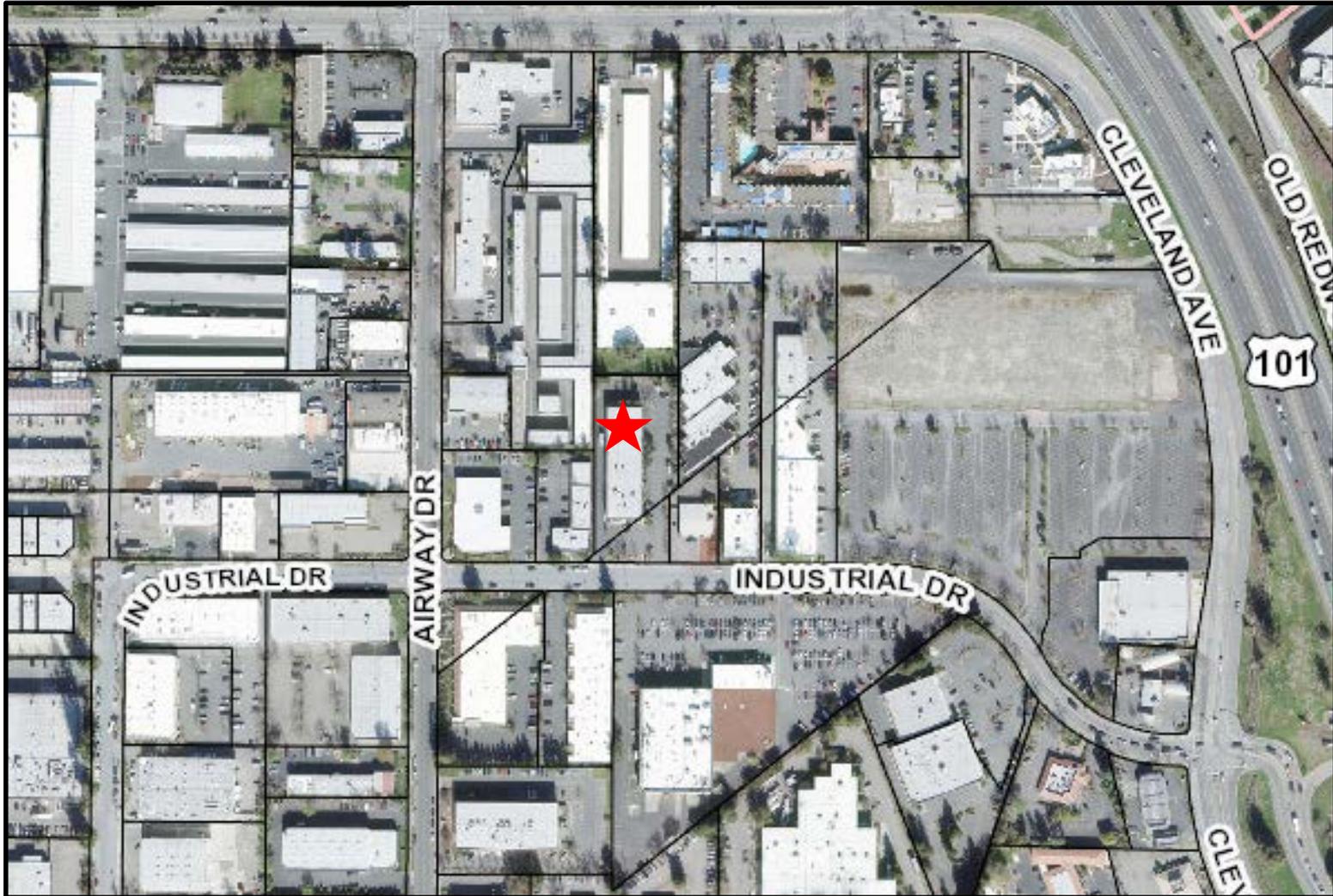
March 10, 2022

Conor McKay, City Planner
Planning and Economic Development

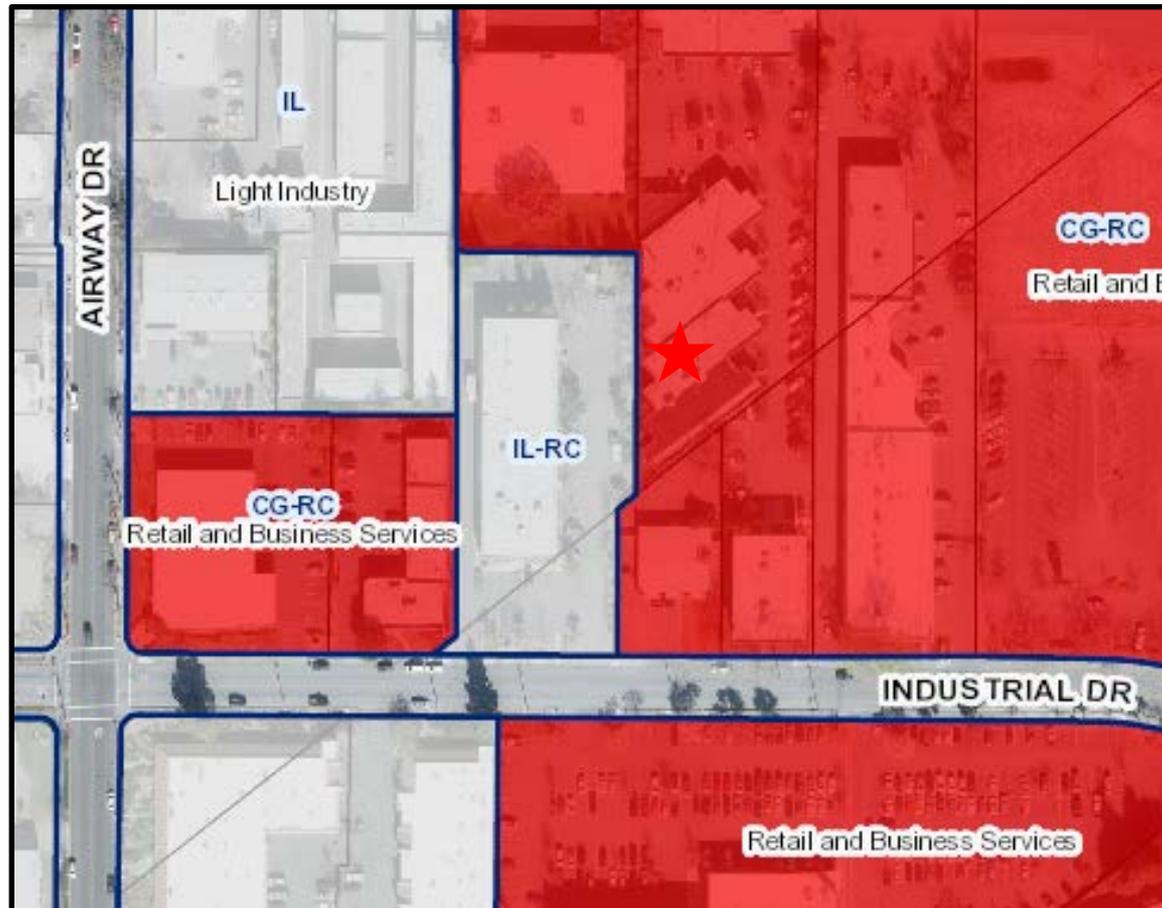
The applicant proposes to change the operator name and modify the approved T&L Micro Cannabis Facility by increasing the Cannabis Cultivation land use by 2,237 square feet for a total of 12,439 square feet, and Cannabis Distribution land use by 1,239 square feet for a total of 7,255 square feet, in a building located at 3515 and 0 Industrial Drive.



3515 Industrial Drive Neighborhood Context Map

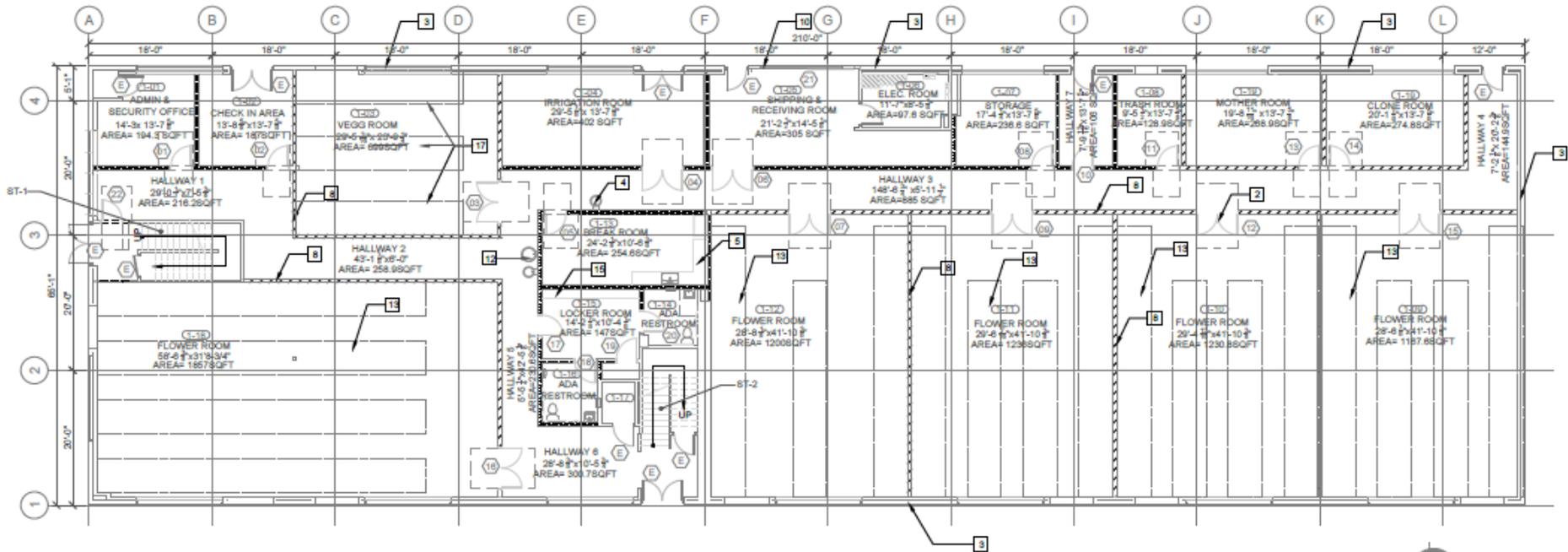


Zoning District: IL-RC – Light Industrial, Resilient City Combining District
General Plan: Light Industry

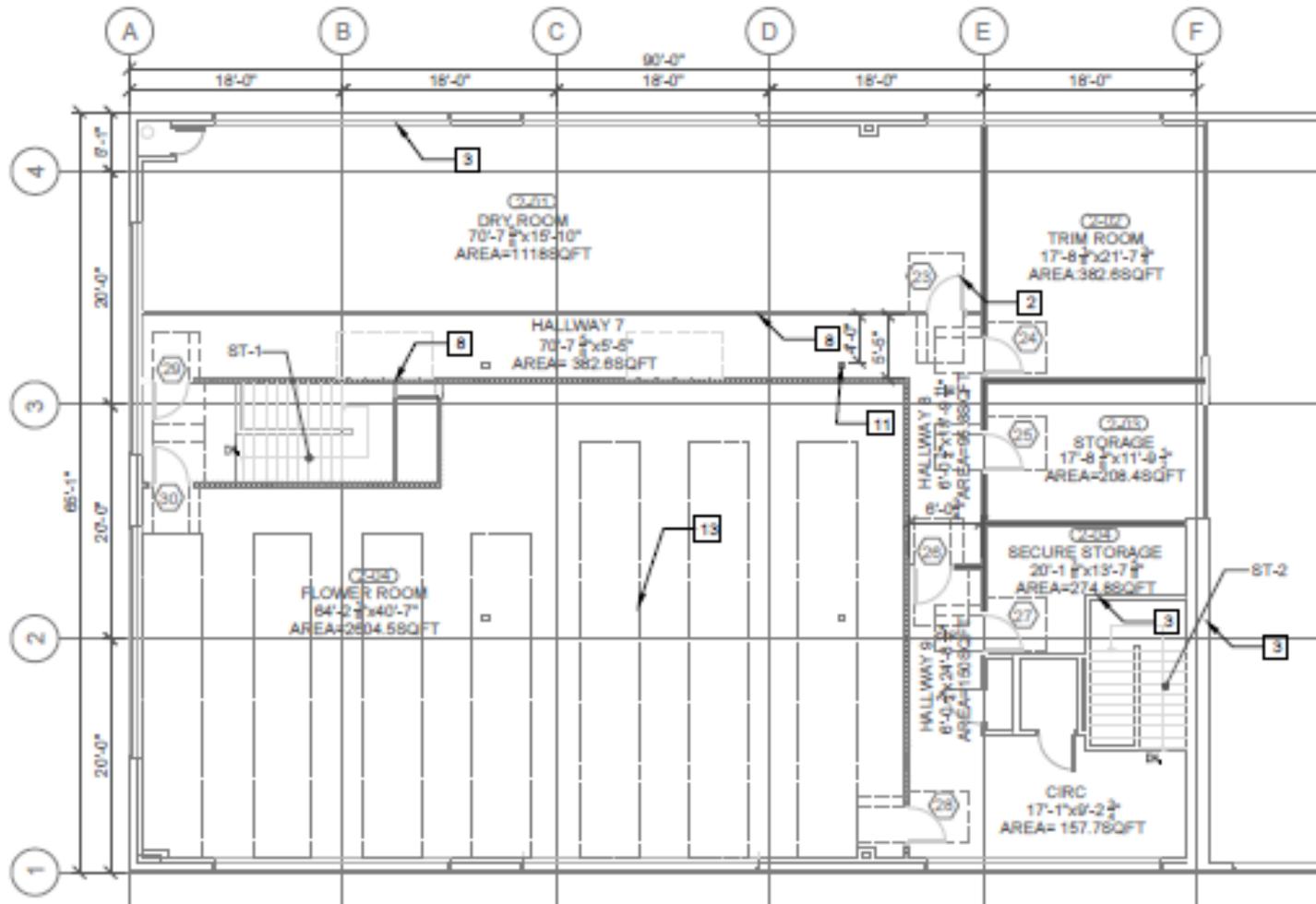


- **November 12, 2020** — The Planning Commission adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approved a Conditional Use Permit for the T&L Micro Cannabis Facility, and recommended that the City Council approve a General Plan Amendment and Rezoning.
- **December 8, 2020** — The City Council approved an amendment to the General Plan land use designation from Retail & Business Services to Light Industry and a request to rezone the submit parcels from General Commercial (CG) zoning district to the Light Industrial (IL) zoning district.
- **August 2, 2021** — JQ Gold, LLC Cannabis Facility application submitted.
- **February 14, 2022** — Planning Commission public hearing noticed.

3515 Industrial Site Plan – 1st Floor



3515 Industrial Site Plan – 2nd Floor



General operating requirements

- The project Odor Mitigation Plan has been certified by a licensed engineer ensuring that all mitigation controls are sufficient to effectively mitigate odors from all sources.
- The project provides secure procedures to effectively prevent theft or diversion of any cannabis or currency, as well as to discourage loitering, crime, and illegal or nuisance activities through a camera surveillance system, a professionally monitored alarm system and secure storage.
- The transport/delivery area will be inside of the building to facilitate secure transport of material to and from the business.
- The project is subject to Building and Fire permits, as described in Building and Fire Code Requirements for Cannabis Related Occupancies.

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The JQ Gold, LLC Cannabis Facility project does not introduce significant changes that would necessitate subsequent environmental review pursuant to CEQA Guidelines Section 15162 (Subsequent EIRs or Negative Declarations) and is required to incorporate all mitigation measures contained in the MMRP prepared for the T&L Micro Cannabis Facility Project.

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to change the operator name and modify the approved T&L Micro Cannabis Facility by increasing the Cannabis Cultivation land use by 2,237 square feet for a total of 12,439 square feet, and Cannabis Distribution land use by 1,239 square feet for a total of 7,255 square feet, in a building located at 3515 and 0 Industrial Drive.

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