

Bear Flag Supply, Inc  
Minor Conditional Use Permit  
File No. CUP20-070

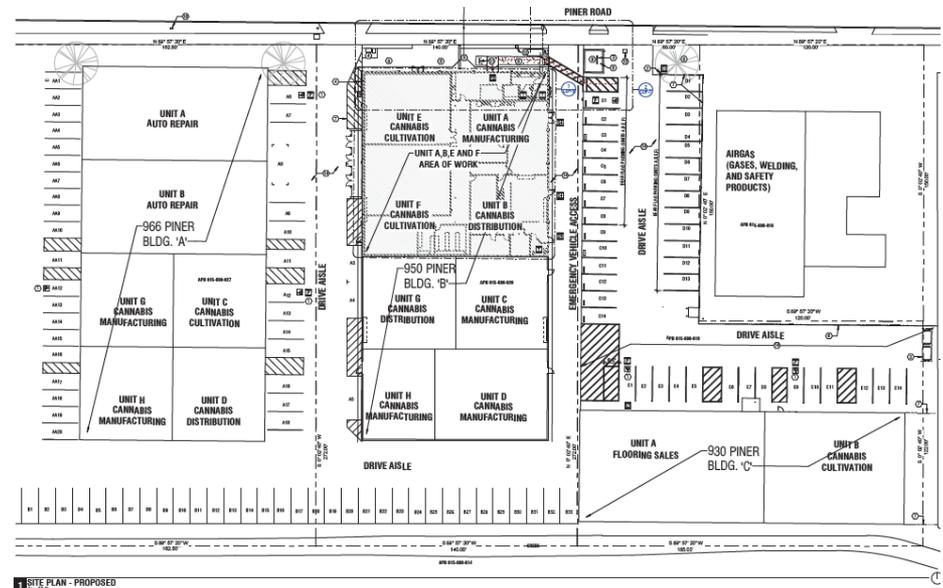
950 Piner Road, Suite A

March 17, 2022

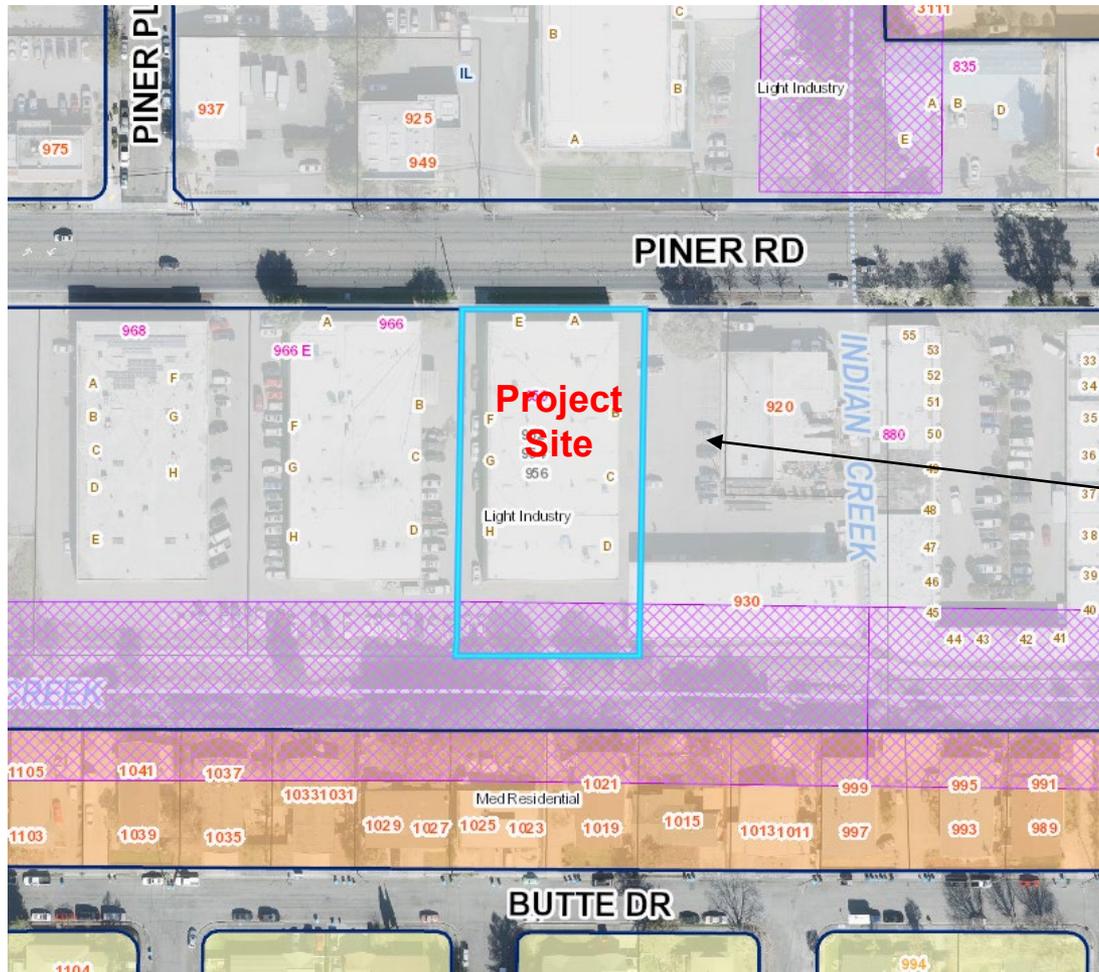
Monet Sheikhali, Senior Planner  
Planning and Economic Development

# Project Description

- Commercial cannabis facility consisting of 6,927 square feet of Type 1A Cultivation, 2,764 square feet of Type 6 Manufacturing, and 1,388 square feet of Type 11 Distribution
- 10,000 gross sqft. Plus new 1,080 gross sqft. Mezzanine in existing 20,000 gross sqft. Industrial building.

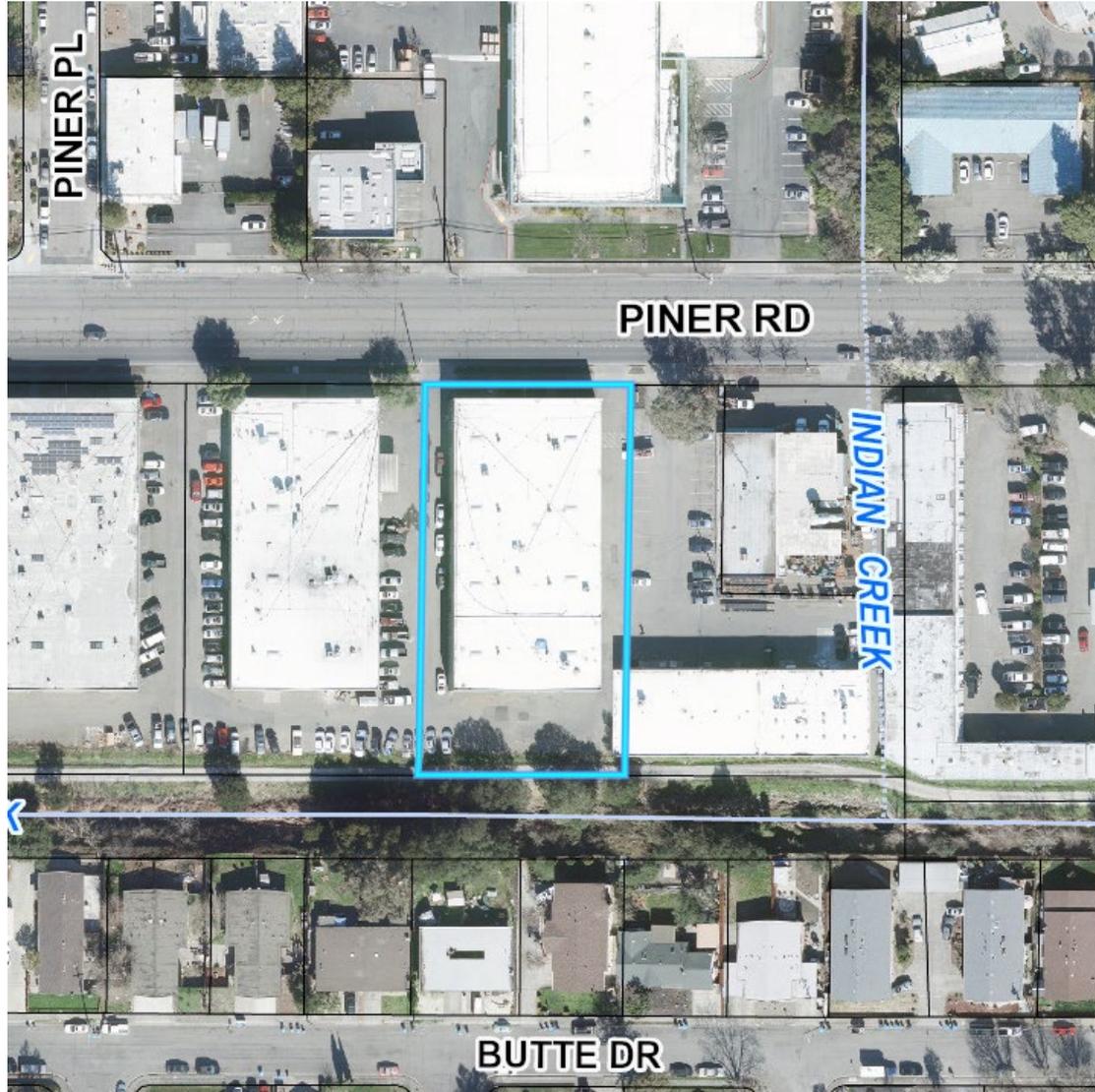


## Zone: IL (Light Industrial) General Plan: Light Industry



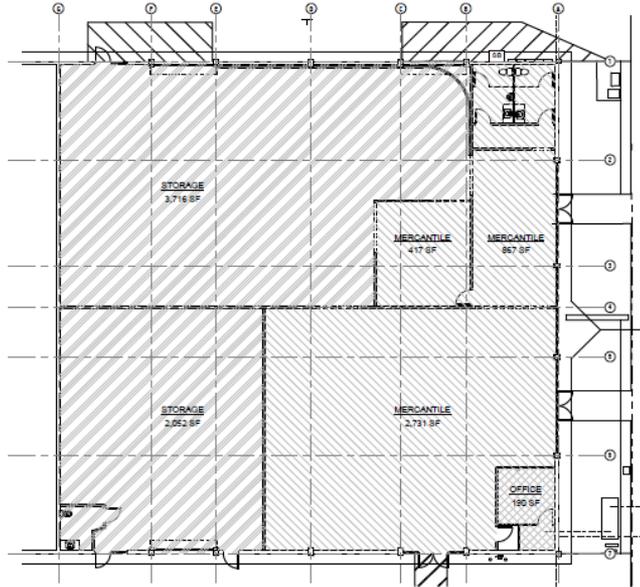
Parking at 930 Piner with reservation of covenant







# Floor Plan – Existing and Proposed



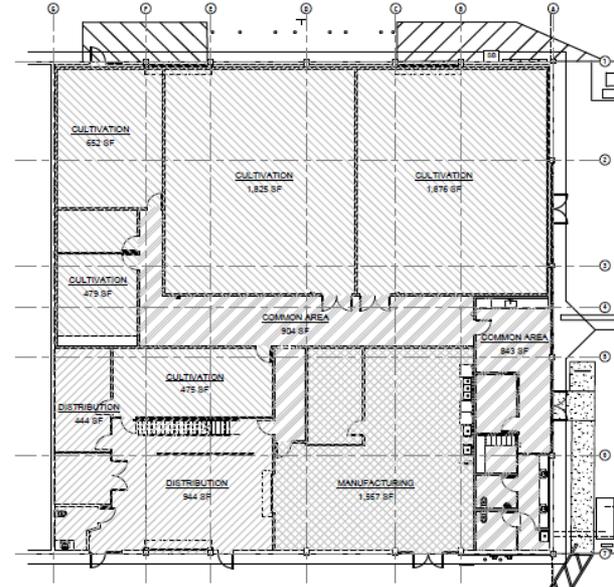
**1 AREA PLAN EXISTING**

**OPERATIONS LEGEND**

-  MERCANTILE
-  OFFICE
-  STORAGE

**GROSS AREA - EXISTING**

Room	Area (SF)
STORAGE	2,652
STORAGE	1,280
MERCANTILE	417
MERCANTILE	867
MERCANTILE	2,731
OFFICE	190
<b>TOTAL</b>	<b>13,907</b>



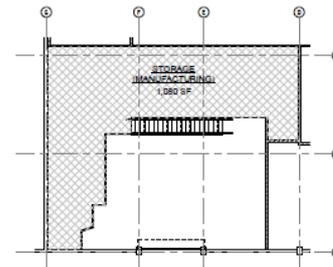
**2 AREA PLAN LEVEL 1 - PROPOSED**

**OPERATIONS LEGEND**

-  COMMON AREA
-  CULTIVATION
-  DISTRIBUTION
-  MANUFACTURING

**GROSS AREA LEVEL 1 - PROPOSED**

Room	Area (SF)
CULTIVATION	1,823
CULTIVATION	652
CULTIVATION	843
CULTIVATION	479
CULTIVATION	479
CULTIVATION	479
COMMON AREA	1,307
DISTRIBUTION	544
DISTRIBUTION	444
MANUFACTURING	1,367
<b>TOTAL</b>	<b>12,397</b>



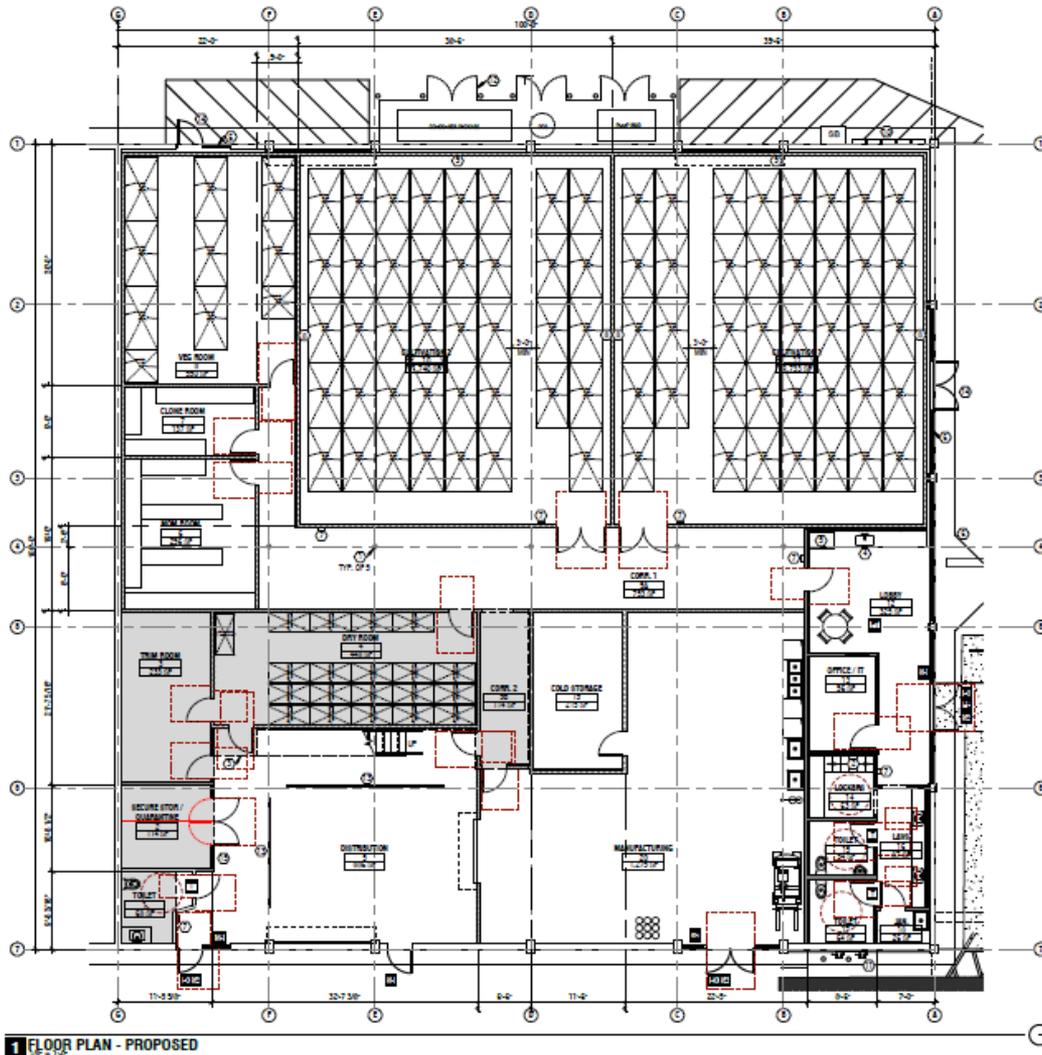
**3 AREA PLAN LEVEL 2 - PROPOSED**

**GROSS AREA LEVEL 2 - PROPOSED**

Room	Area (SF)
STORAGE	1,280
MANUFACTURING	1,280
<b>TOTAL</b>	<b>2,560</b>

**OPERATIONS LEGEND**

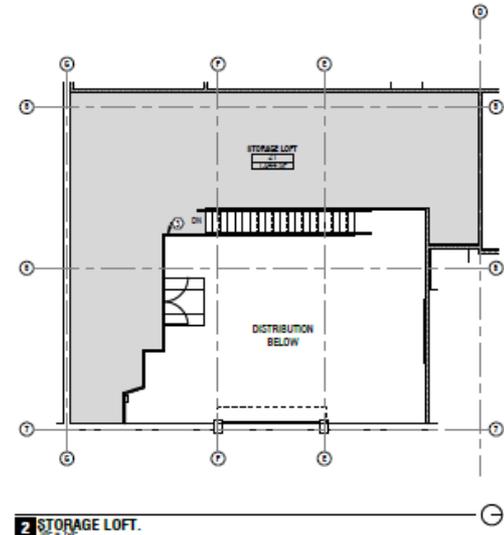
-  STORAGE/ MANUFACTURING



**1 FLOOR PLAN - PROPOSED**

### ACCESS LEGEND

- ACCESSIBLE PARKING SPACE
- ACCESSIBLE PRIMARY ENTRANCE
- ACCESSIBLE ELEVATOR
- ACCESSIBLE TOILET FACILITY
- ACCESSIBLE DRINKING FOUNTAIN
- ACCESSIBLE PUBLIC TELEPHONE
- ACCESSIBLE REQUIRED EXIT
- STORAGE: TOW-ARRAY
- STORAGE: PARKING SPACE, STANDARD
- STORAGE: PARKING SPACE, VAN/ACCESSIBLE
- STORAGE: ENTRY ISA
- STORAGE: DIRECTIONAL ISA
- STORAGE: TOILET ROOM GEOMETRIC
- STORAGE: TOILET ROOM ID PICTOGRAM
- STORAGE: TACTILE ROOM ID
- STORAGE: TACTILE EXIT
- ACCESSIBLE PATH OF TRAVEL (SEE SITE PLAN - PROPOSED FOR ALTERATIONS)
- AREA OF WORK
- ▲ ACCESSIBLE ENTRY (SEE SITE PLAN - PROPOSED FOR ALTERATIONS)
- LANDSCAPING LOW-WATER NATIVE SPECIES



**2 STORAGE LOFT.**

- None

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies a Class 1 exemption under Section 15301 in that the project is located within an existing structure involving a negligible expansion of an existing use that will not result in significant impact(s).

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use permit for the property located at 950 Piner Road, Suite A.

## Questions

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