

# **Sonoma West Ventures Cultivation and Manufacturing Minor Conditional Use Permit**

Planning Commission

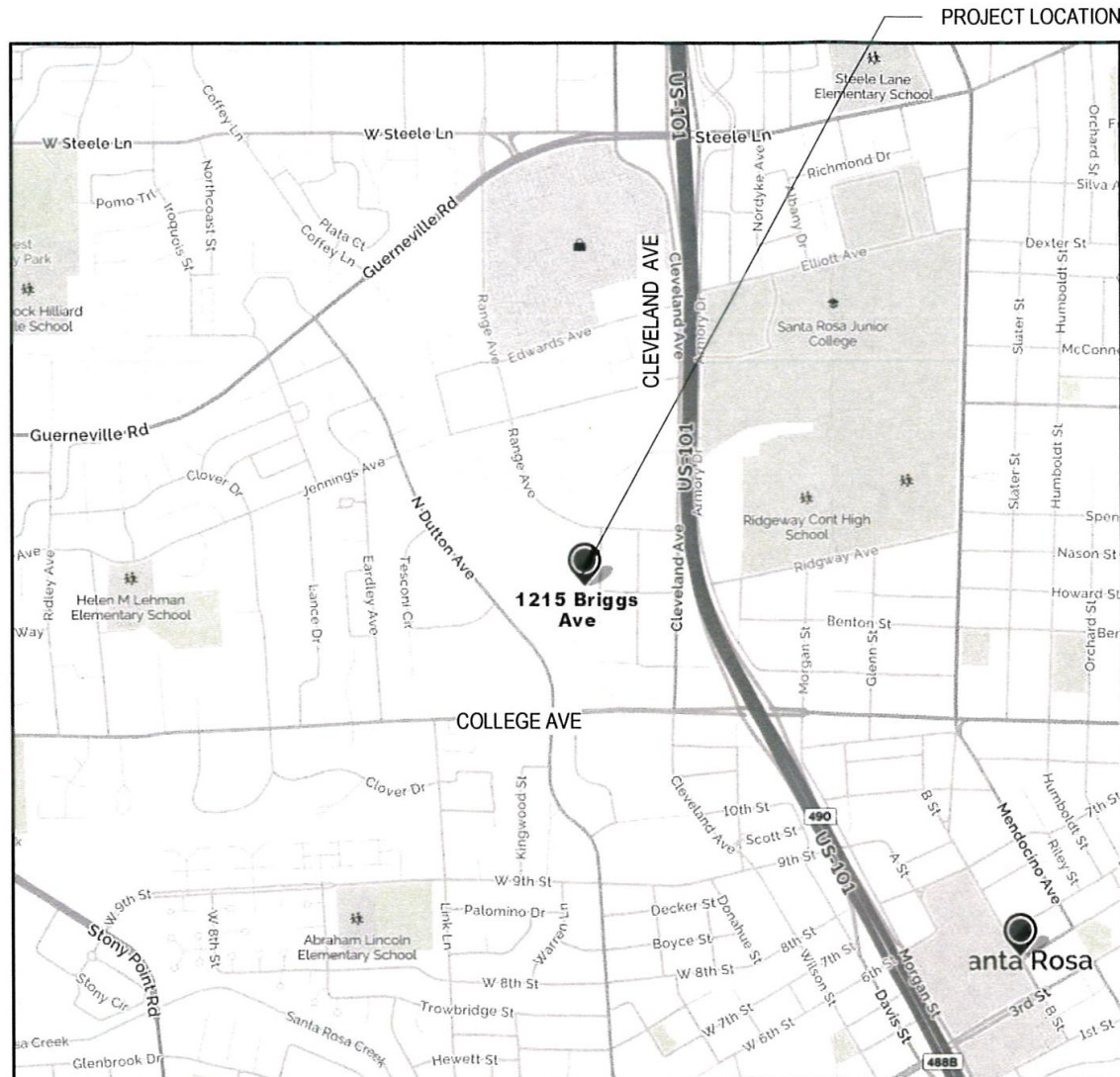
November 30, 2017

Cheryl Whitfield  
Senior Planner  
Planning and Economic Development

- Indoor medical cannabis cultivation and manufacturing facility within an existing 5,600 square foot industrial building
- 2 full time employees, 2 part-time employees; 8am-6pm
- Security patrol from 7pm to 7am, 7 days a week
- 15 parking spaces, 1 van ADA space, 2 bicycle spaces
- Cultivator and manufacturer licenses
- Director-level design review, removing roll-up doors on exterior

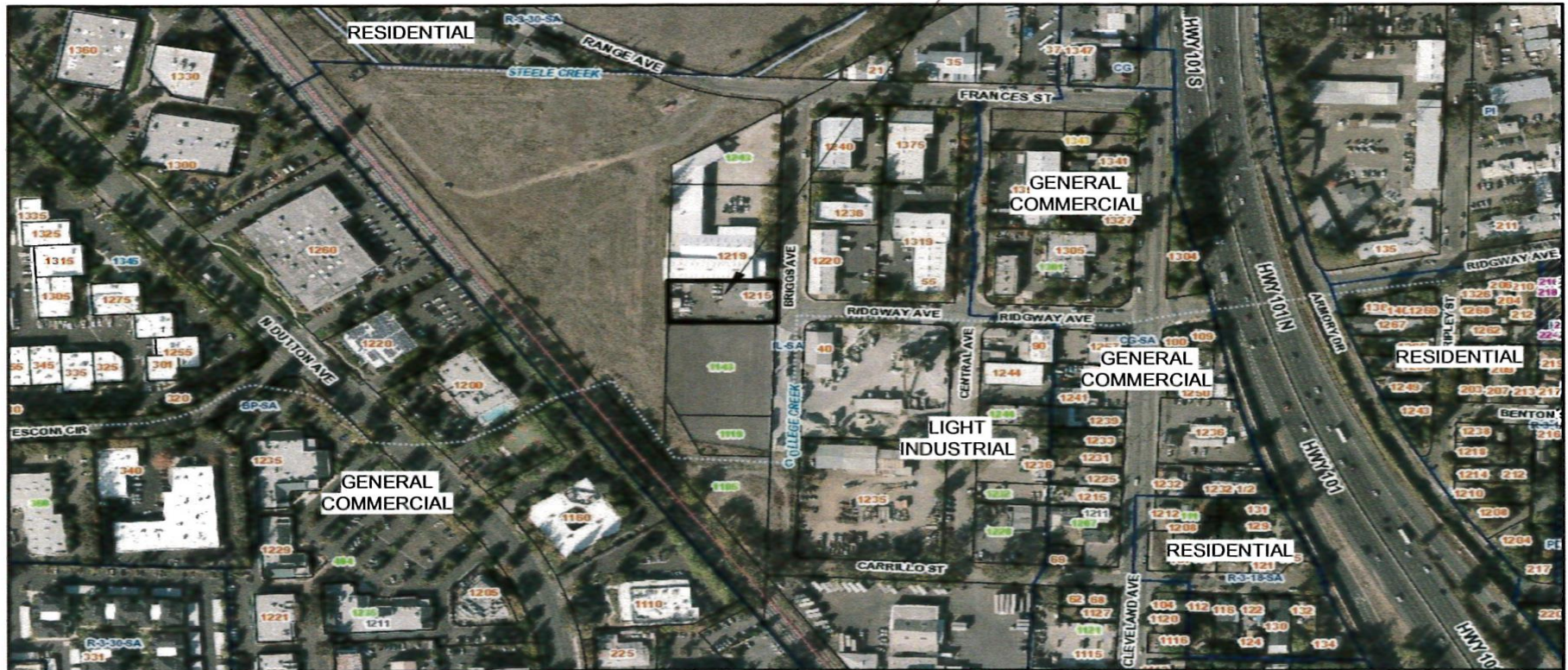
# Sonoma West Ventures

## 1215 Briggs Ave



# General Plan/Zoning 1215 Briggs Avenue

PROJECT LOCATION

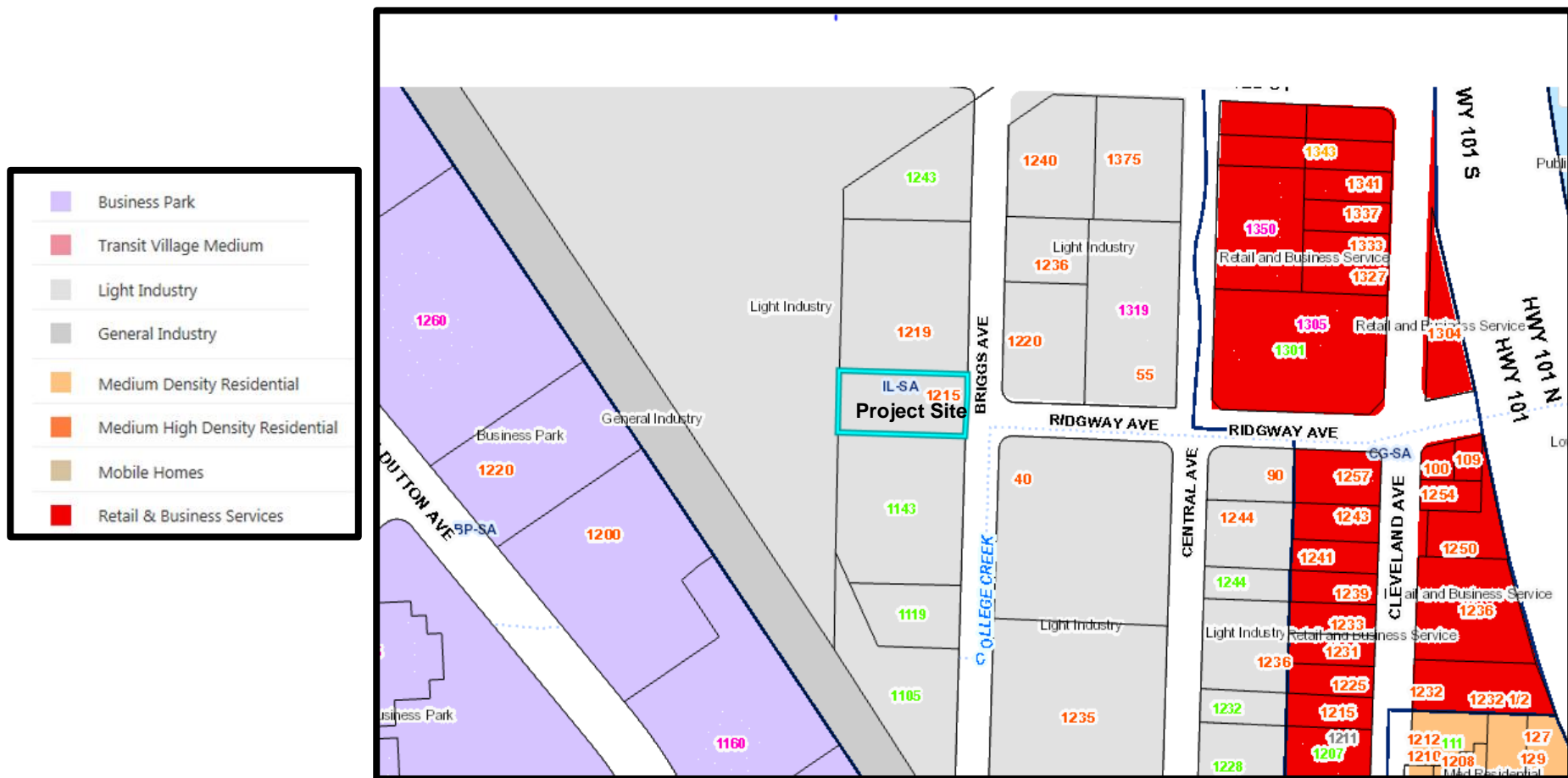




- October 9, 2015 – Medical Marijuana Regulation and Safety Act (MMRSA) signed into law
- Council 2016 Tier 1 Priority – “pursue current opportunities for medical marijuana, cannabis cultivation, lab and employment development...”
- January 19, 2016 – Council initiated comprehensive policy to regulate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

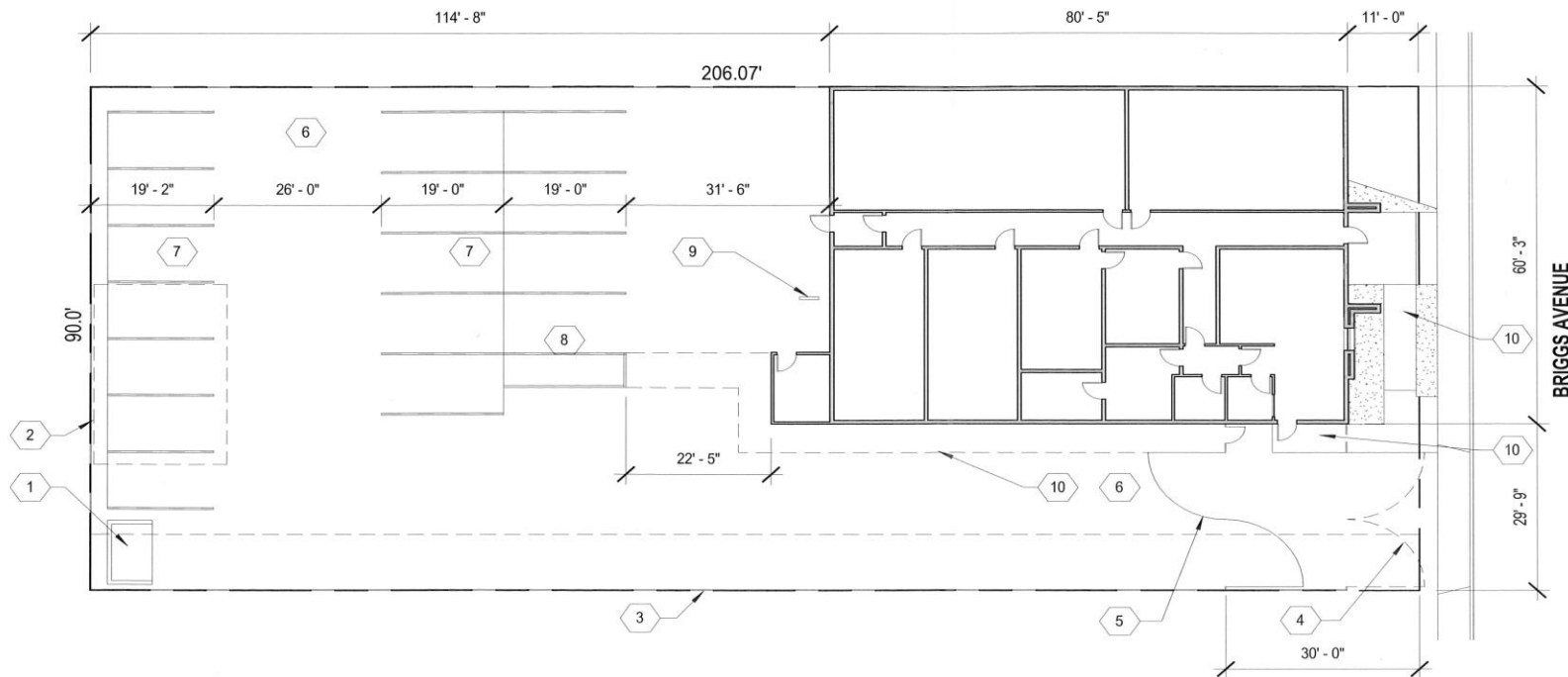
- February 23, 2016 – Council adopted interim zoning ordinance allowing commercial cultivation with an MUP or CUP, depending on size, in IL and IG zoning districts, and –LIL combining district.
- August 2, 2016, Council directed the Zoning Administrator to issue a Zoning Code Interpretation to address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

- May 24, 2017 – Application Submitted
- October 16, 2017 – Notice of Application
- November 30, 2017 – Planning Commission Hearing





KEYNOTES	
KEY	NOTE
1	NEW TRASH ENCLOSURE
2	EXISTING STORAGE UNIT TO BE REMOVED
3	EXISTING 6" CHAIN LINK FENCE ON 3 SIDES
4	EXISTING CHAIN LINK GATE TO BE RELOCATED
5	NEW LOCATION OF CHAIN LINK GATE
6	EXISTING ASPHALT PAVING
7	NEW PARKING STRIPING
8	NEW ADA VAN PARKING
9	(N) BICYCLE PARKING
10	NEW ADA PATH OF TRAVEL

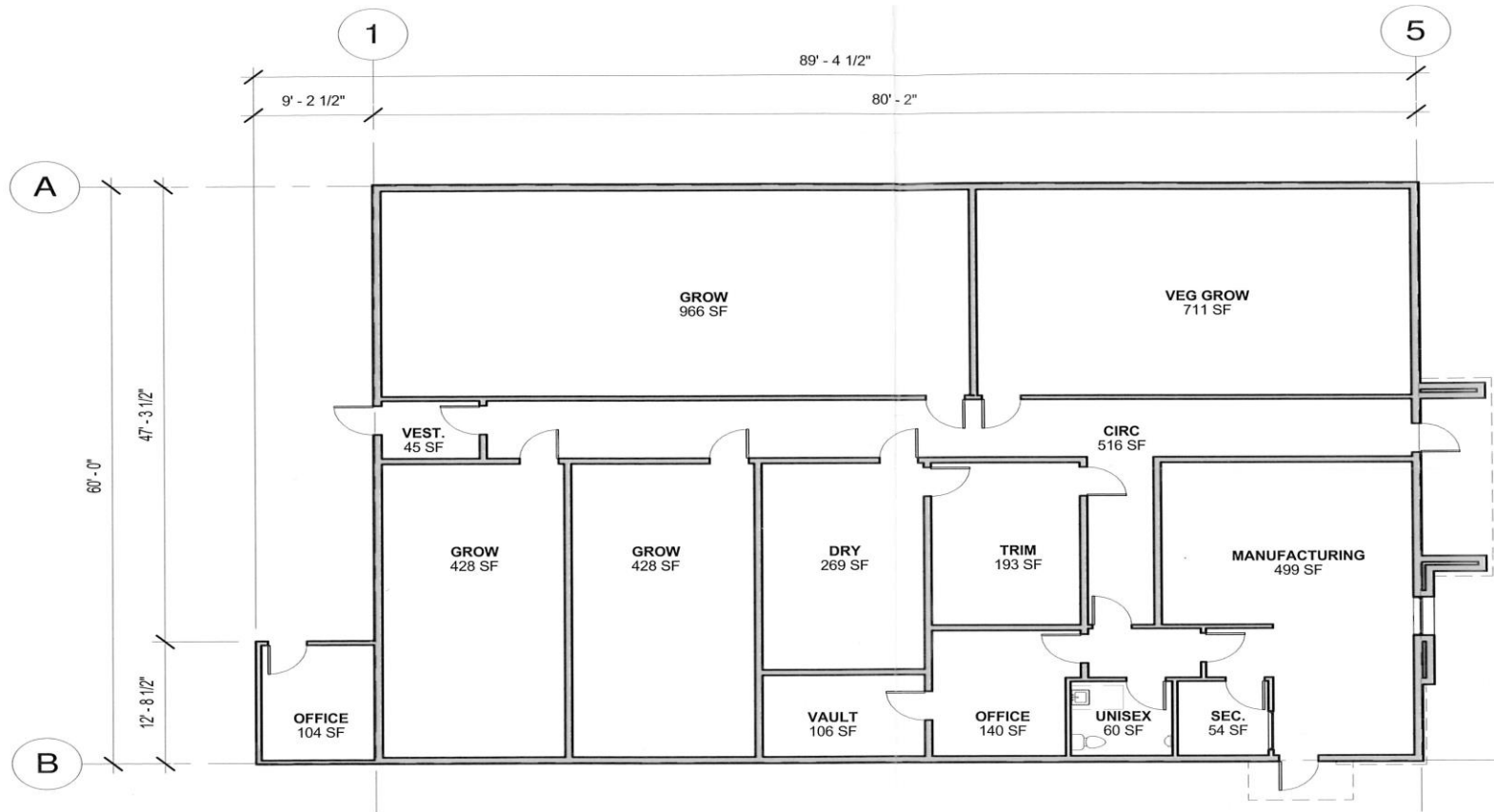


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## SITE PLAN

1" = 20'-0"





1

## FLOOR PLAN

3/32" = 1'-0"



# Elevation Photos



EAST



NORTH PARTIAL



WEST



SOUTH

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



- Fully fenced facility
- Security lighting and cameras
- IP Based Security Surveillance System
- Failure Notification System
- Electrical System Backup
- Surveillance Recording Control Room
- Security Patrol 7pm-7am, 7 days a week
- Emergency Action Plan
- Employee Background Checks thru LiveScan

- Warehouse & Wholesale Distribution:  
1 space / 1,000 sq ft of 5600 sq. ft. bldg. = 6 spaces
- Max 4 employees - 2 full time/2 part time
- Parking proposed: 15 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 Minor Conditional Use Permit to operate a medical cannabis cultivation and manufacturing facility within an existing 5,600 square foot industrial building located at 1215 Briggs Avenue.

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