

# Flora Terra

## Cannabis Microbusiness

1825 Empire Industrial Court, Suites A, B & C

---

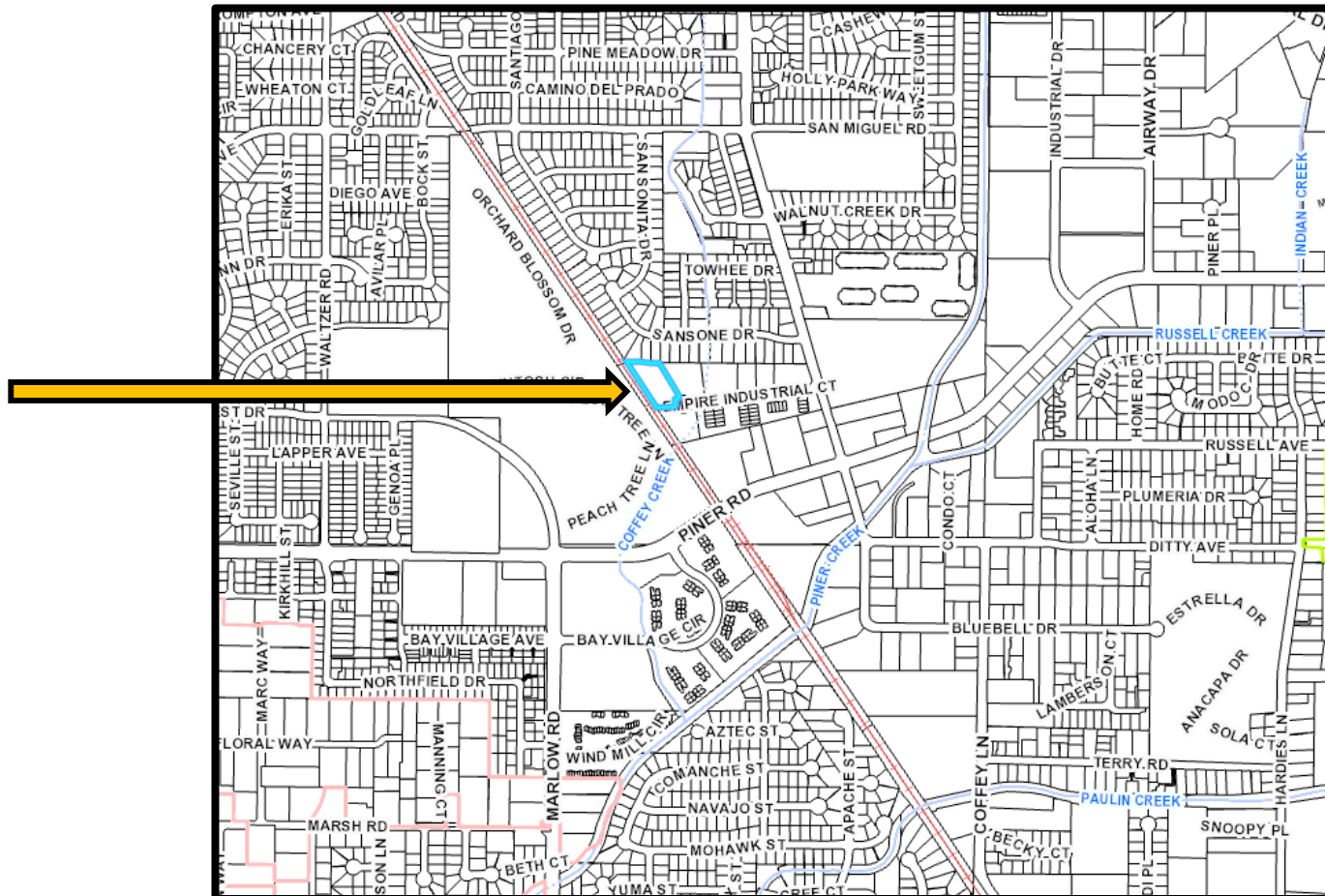
October 25, 2018

Susie Murray, Senior Planner  
Planning and Economic Development

## Condition Use Permit - Microbusiness

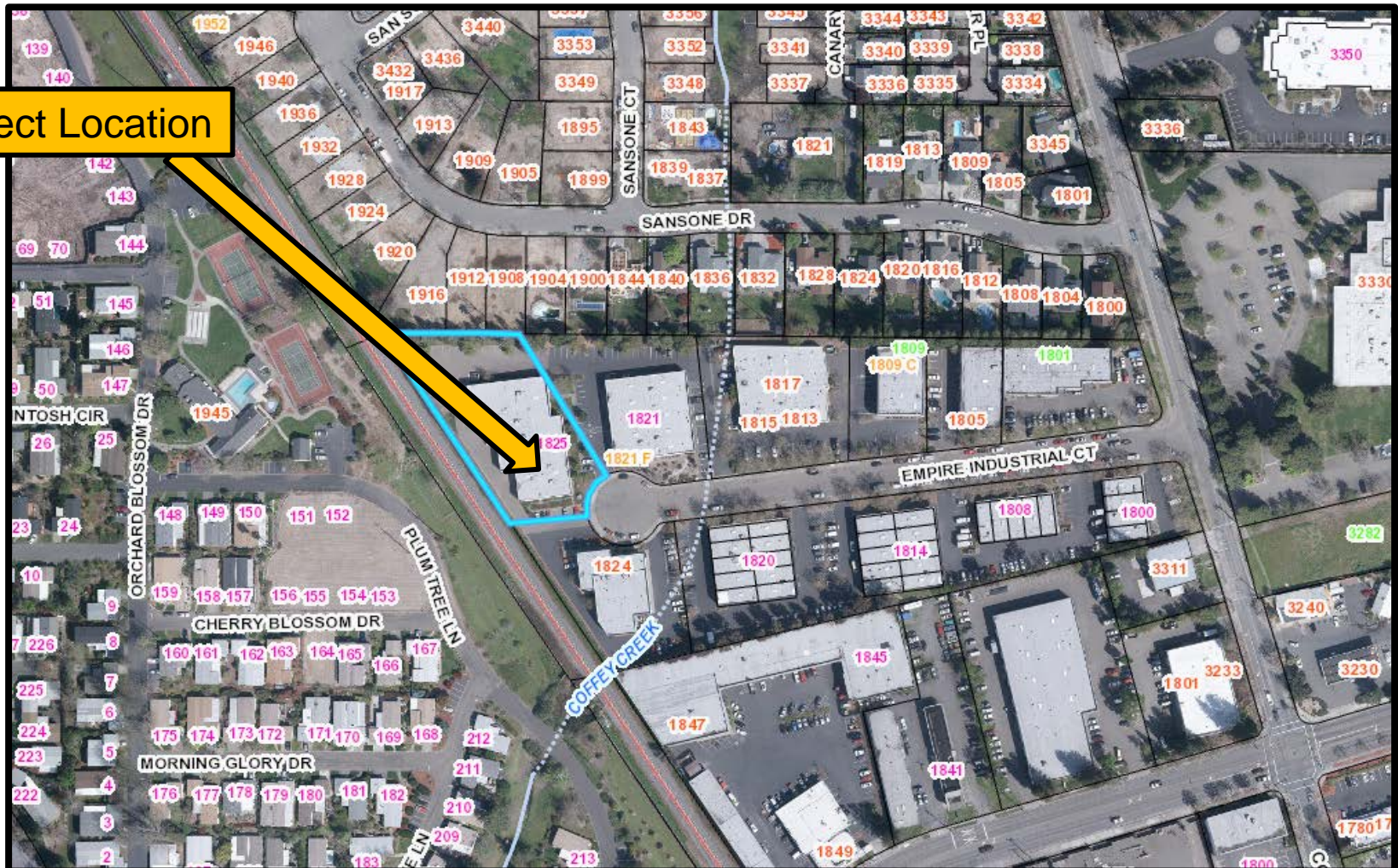
- Allows a three cannabis-related uses under one State license type
  - Cultivation (9,000 square feet)
  - Retail (1,000 square feet)
  - Distribution (400 square feet)

# 1825 Empire Industrial Court



# 1825 Empire Industrial Court

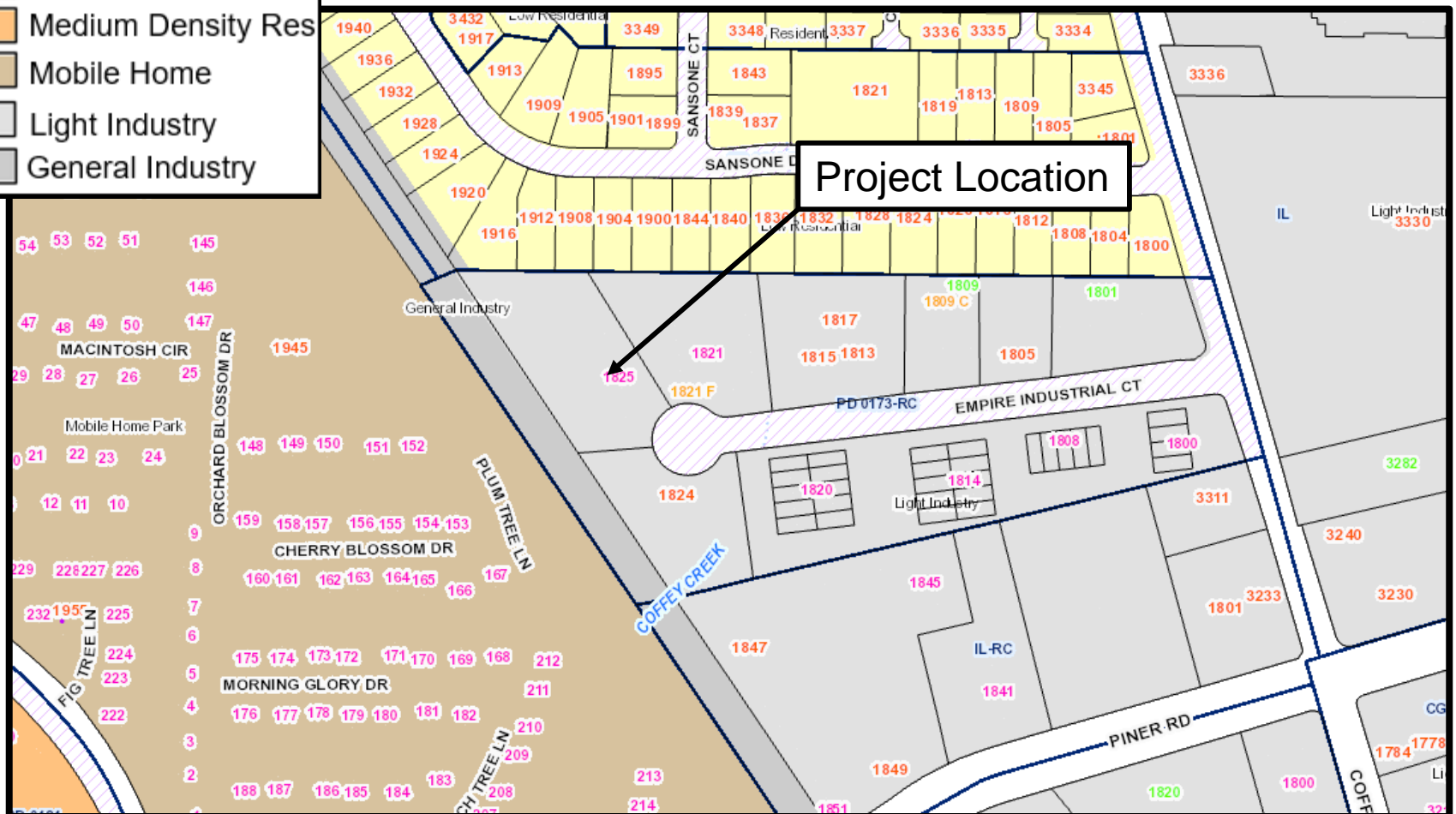
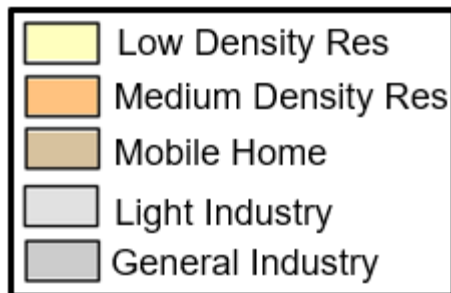
Project Location



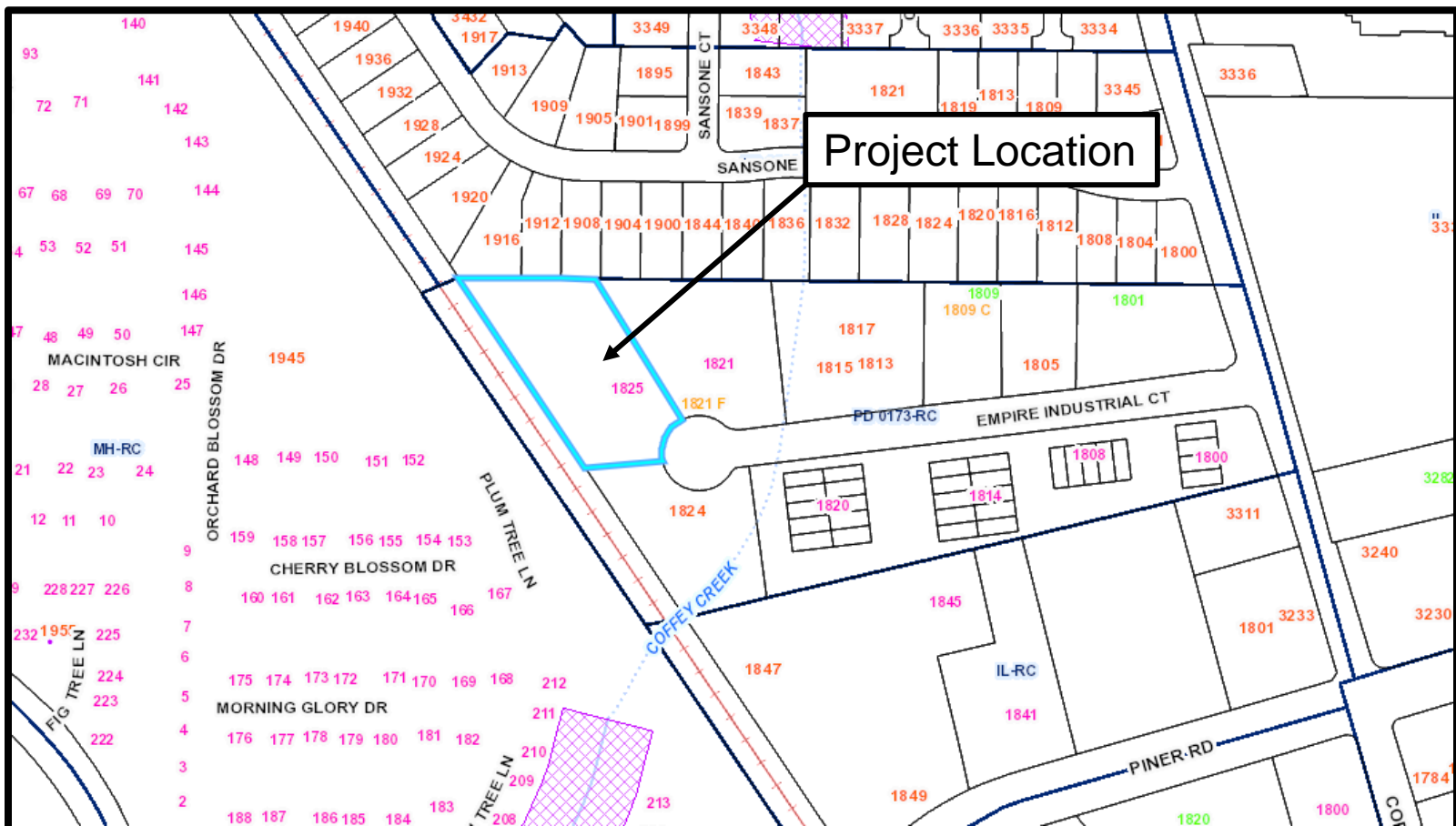


- April 9, 2018 - Neighborhood Meeting held
- April 19, 2018 - Application submitted
- June 27, 2018 - Application deemed complete
- October 1, 2018 - Notice of Application
- October 2018 - Public hearing noticing, pursuant to Zoning Code Chapter 20-66

## Light Industry

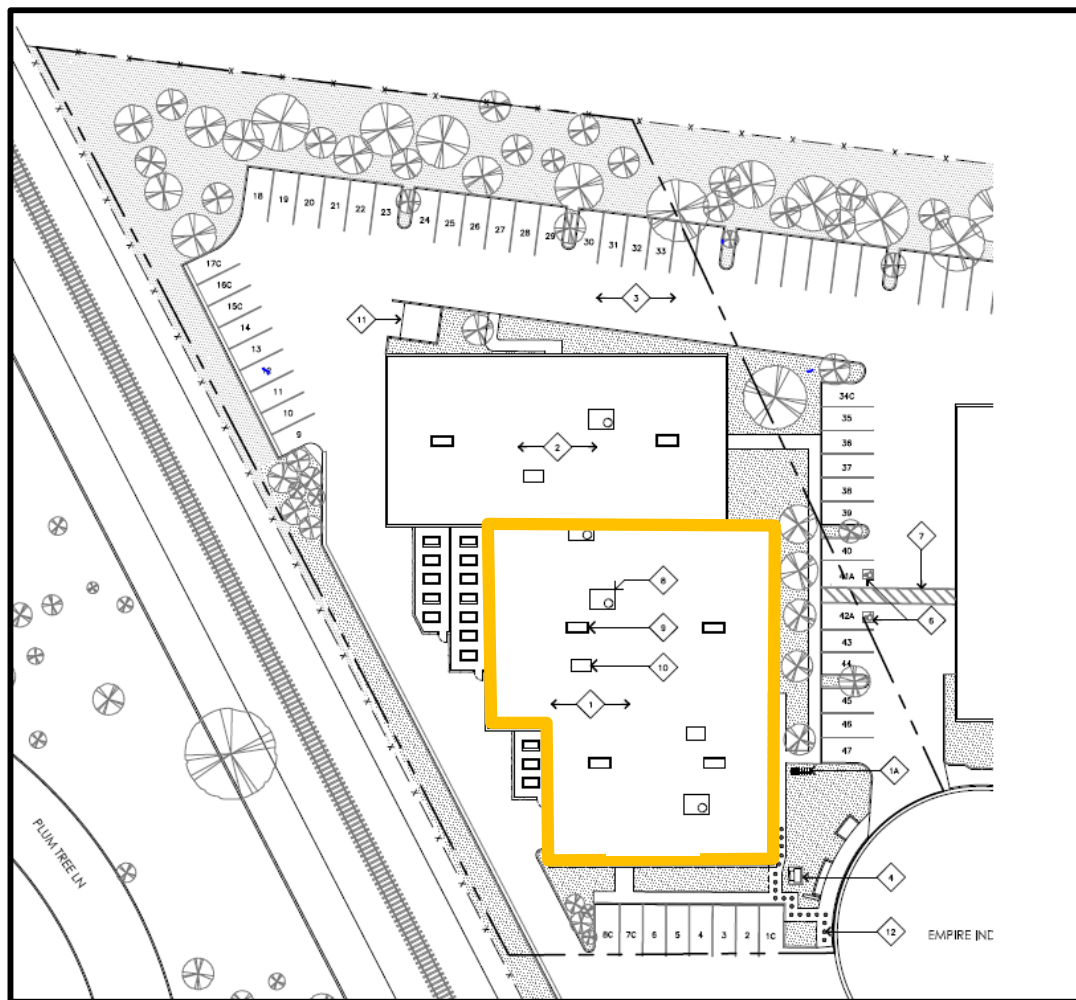


## Project Location



## Development Standards

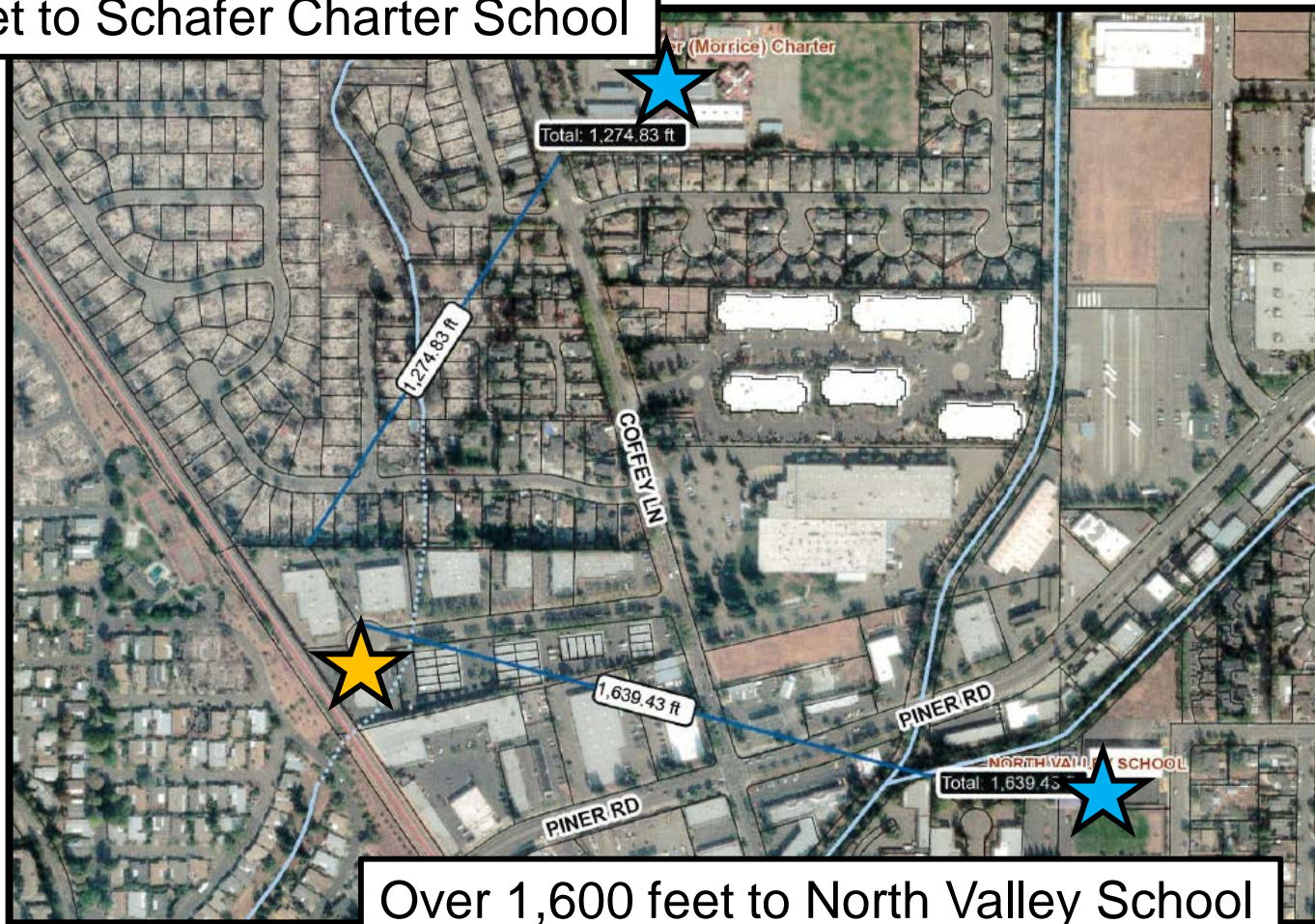
- Parking
- Noise
- Odor
- Security
- Lighting





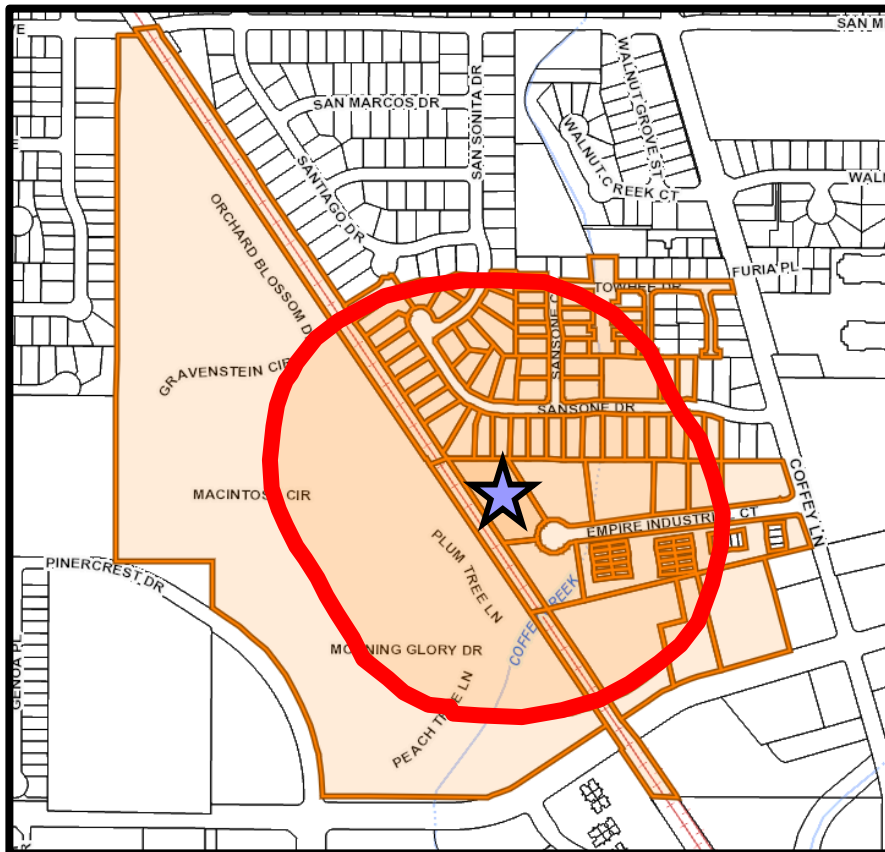
# Proximity To Schools

Over 1,200 feet to Schafer Charter School



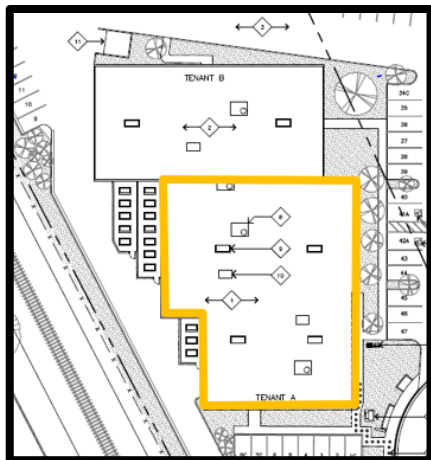
Over 1,600 feet to North Valley School

# 600 Foot Radius



 Denotes Project Site

# Floor Plan

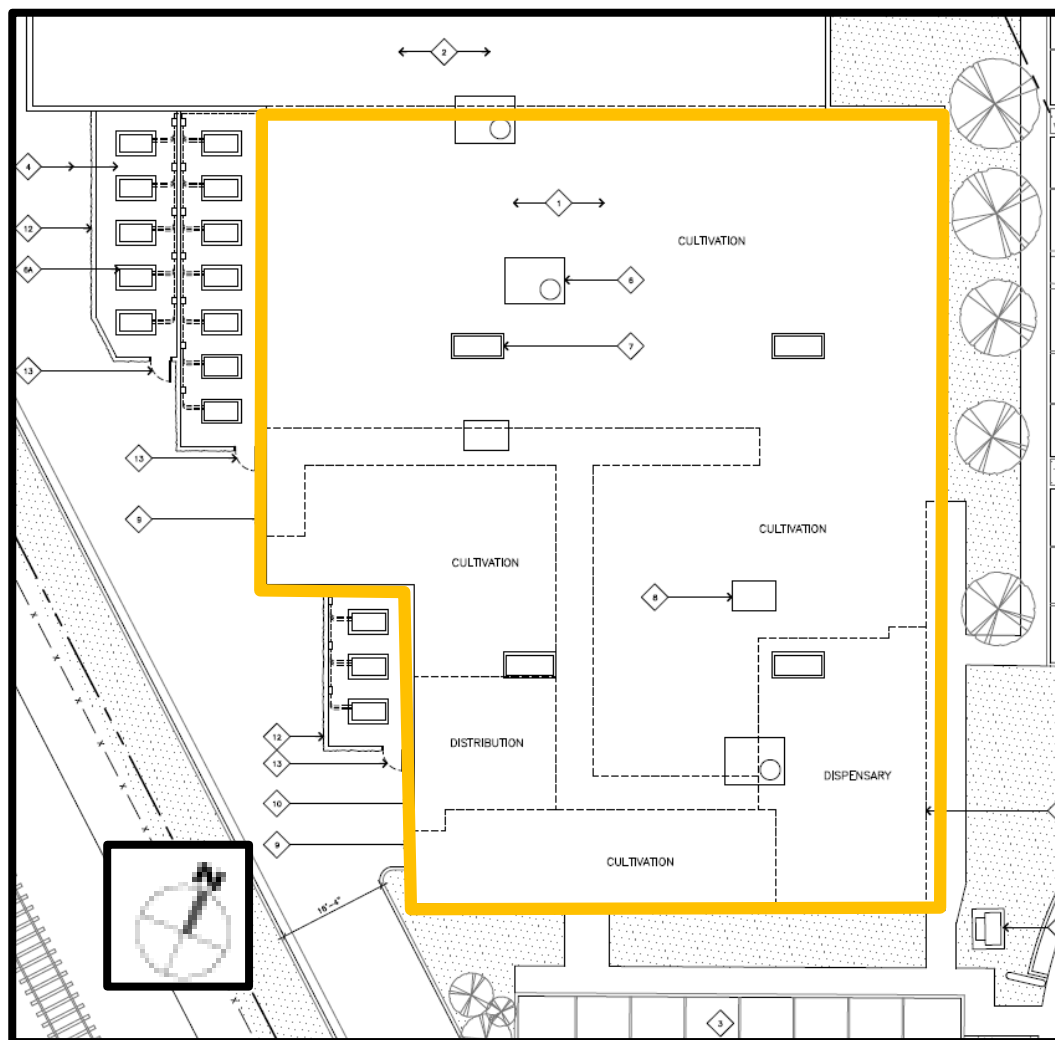


Total Square Footage: 10,400

Cultivation: 8,979 sf

Distribution: 421 sf

Dispensary: 1,000 sf





# Site Photograph



View looking west



View looking north

- Neighborhood Meeting
  - Loitering
  - On-site consumption
  - Security
  - Noise
- Subsequent Correspondence
  - Over concentration



# Conditional Use Permit

## Required Findings a - c

---

- a) The proposed use is allowed within the applicable zoning district and **complies with all other applicable provisions of the Zoning Code** and the City Code;
- b) The proposed use is **consistent with the General Plan** and any applicable specific plan;
- c) The design, location, size, and operating characteristics of the proposed activity would be **compatible with the existing and future land uses** in the vicinity;

# Conditional Use Permit

## Required Findings d - f

---

- d) The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- e) Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- f) The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

### Found in compliance with CEQA:

- Pursuant to CEQA Guidelines Section 15183 – Consistent with General Plan and Zoning
- Pursuant to CEQA Guidelines Section 15303 – Involves a change of use
- Pursuant to CEQA Guidelines Section 15301 – Involves minor modifications to an existing facility
- Pursuant to CEQA Guidelines Section 15332 – Infill development

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a resolution to allow Flora Terra, an adult use Microbusiness, comprised of cannabis cultivation, distribution and retail uses, to be located at 1825 Empire Industrial Court, Suites A, B and C.

Susie Murray  
Senior Planner  
Planning and Economic Development  
[smurray@srcity.org](mailto:smurray@srcity.org)  
(707) 543-4348

