

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING ADMINISTRATOR**

300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811

ACTION OF THE ZONING ADMINISTRATOR

On February 22, 2018, the Zoning Administrator conducted a public hearing for File **Z17-120** and took the project under advisement. On March 8, 2018, the Zoning Administrator approved, with conditions, a Conditional Use Permit for cannabis production for the project described below. Findings of Facts and Conditions of Approval for the project begin on page 3 of this document.

REQUESTED ENTITLEMENTS:

Conditional Use Permit to allow cannabis production involving cultivation and distribution within two existing industrial buildings totaling approximately $\pm 5,200$ -square feet on a ± 0.92 -acre parcel in the General Commercial (C-2-R-EA-4) zone.

PROJECT INFORMATION:

Location: 6382 & 6388 Freeport Boulevard, Sacramento, CA 95822 (District 5)

Assessor's Parcel Number: 035-0092-016-0000

Applicant: Howard Louie
PO Box 221043
Sacramento, CA 95822

Property Owner: Same as Applicant

Project Planner: Ethan Meltzer, Assistant Planner, 916-808-5879

General Plan Designation: Suburban Corridor (SCOR)
Community Plan Area: South Area
Parking District: Traditional
Design Review Area: Citywide
Existing Land Use of Site: Industrial Building
Existing Zone of Site: General Commercial (C-2-R-EA-4)

Surrounding Zoning and Land Use

North: C-2-R-EA-4	Industrial Buildings
South: C-2-R-EA-4	Industrial Building
East: C-2-R-EA-4	Commercial Building
West: M-1-R-EA-4	Industrial Building

Property Area:	$\pm 40,050$ square feet / ± 0.92 acres
Existing Property Dimensions:	Irregular Shape
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Building:	$\pm 17,500$ square feet

Parking Required: 9
 Parking Provided: 25

Project Plans: See Exhibits

Previous Files: None

Additional Information:

The project site is a 0.92-acre developed parcel in the General Commercial (C-2-R-EA-4) zone. The existing ±17,500-square foot commercial buildings on the property were constructed in 1958. The site is surrounded by commercial buildings/industrial development and Freeport Boulevard to the east.

The applicant proposes to cultivate cannabis in approximately 5,200 square feet of two tenant spaces within the existing buildings and also use this space to distribute the cannabis plants. The applicant proposes interior modifications in order to grow the plants and operate the distribution business, but they are not proposing any exterior modifications at this time. The applicant also proposes to distribute the cannabis plants. The building is made of painted concrete. A sign has not been proposed for the facility. Cultivation and distribution takes place within the building and is not visible from the public right-of-way.

The proposed project is located in the Traditional Parking District and requires a minimum of 1 space per 2,000 gross square feet of building and a maximum of 500 gross square feet of building. The building requires a minimum of 9 parking spaces. There are 25 existing spaces provided on-site. There are existing shrubs in the planters and the applicant is not proposing to make changes to the existing site.

Neighborhood Context:

The site is located in an industrial area. The required 600-foot radius map was submitted and reviewed by staff. The site is not within 600 feet of a K-12 school or a neighborhood or community park. Surrounding uses to the site include mainly industrial uses. Directly to the south of the subject site is an approved cannabis-related business and directly to the west of the subject site is an existing cannabis dispensary.

Community/Neighborhood Contact:

Notification for this project was sent to the Pocket Greenhaven Riverfront Association, Preservation Sacramento, & South Land Park Neighborhood Association. The applicant met with the South Land Park Neighborhood Association and received a letter from them, not in support or in opposition of their proposed project. The neighborhood group brought up concerns of overconcentration of cannabis-related businesses in the area.

The site was posted 10-days before the public hearing and all property owners and neighborhood associations within 300 feet of the subject site were mailed a notification of the public hearing for the proposed project. Staff received one written letter for this application and it was from the South Land Park Neighborhood Association. The letter is an attachment of this document.

Neighborhood Responsibility Plan:

A Neighborhood Responsibility Plan is required to mitigate any ongoing adverse effects of cultivation on the surrounding neighborhood. A requirement of the conditional use permit application submittal is

that the property owner of a cultivation site agrees to enter into an agreement with the City Manager to pay money to be used by the City to pay for measures to mitigate the adverse impacts. The City Manager will authorize a study to determine the impacts. The property owner for this site has agreed to pay a fee in the amount of 1% of the gross receipts of every cannabis cultivation business on the property. Payment shall be made in accordance with the Neighborhood Responsibility Agreement between the property owner and the City. The submitted Neighborhood Responsibility Agreement has been sent to the City Clerk's Office for execution.

Agency Comments:

The proposed conditional use permit has been reviewed by the City's Utilities, Parks, Fire Department, the Building Divisions and the Department of Engineering Division of the City's Public Works department, as well as SMUD and other utilities agencies. All conditions and comments provided are included in this report.

The Police Department and Fire Department have reviewed the proposal for security and safety concerns. Police and Fire comments are included in the report under Conditions of Approval. A final security plan is required to be submitted and approved by the Revenue Division before a Business Operating Permit is issued.

Cannabis Business Operating Permit

Any cannabis related business, in addition to obtaining all required land use approvals under the Planning and Development Code (Title 17), must also obtain a business permit from the City pursuant to Sacramento City Code Title 5, Chapter 5.150. Among other things, the business permit regulates the final canopy size and requires a final security plan, lighting plan, odor control plan, community relations plan, business plan and information on employees and owners for each business permitted by the city. The cannabis related business is also required to obtain applicable permits from the State of California.

Environmental Determination:

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (Existing Facilities). This project qualifies for this exemption because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Zoning Administrator Hearing:

The Zoning Administrator conducted a public hearing on December 21, 2017 and heard testimony from the applicant. The Zoning Administrator took the item under advisement to consider the testimony and review all relevant documents.

CONDITIONS OF APPROVAL

Conditional Use Permit for Cannabis Cultivation & Distribution

Planning

1. The project shall conform to the approved plans as shown on the attached exhibits. The interior

of the two buildings proposed for cultivation and distribution, totaling 5,200 square-feet of potential cultivation space, is approved for cultivation and distribution. Changes to the interior are permitted to conduct the uses.

2. Only one non-illuminated sign is permitted for the use. If a sign is proposed in the future the maximum size of the sign is six square feet in area. The sign may be attached or detached. If the sign is detached it shall be a monument sign. A sign permit from the Building Division is required.
3. The site shall be inspected and maintained daily to be clear of litter.
4. All dumpsters shall be kept inside the building.
5. The cultivation permit holder or property owner shall provide regular landscape maintenance for the site. The cultivation permit holder or property owner shall provide staff a plan that demonstrates meeting this requirement.
6. No outdoor storage is allowed.
7. Any modification to the project proposed in the future shall be subject to review and approval by Planning staff and may require additional entitlement(s).

Public Works

8. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Police

9. Site plans and floor plans for each business shall be completed to the satisfaction of the Sacramento Police Department CPTED Sergeant prior to the issuance of a building permit, including:
 - Secure lobby for visitors
 - Cultivation areas
 - Transportation/shipping area
 - Storage area
10. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 75 or better and a light loss factor of .95 or better.
11. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
12. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

13. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape.
14. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.
15. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
16. Business shall be equipped with and maintain a security system with:
 - a. An alarm system with a valid UL Certificate in accordance with ANSI/UL Standard 681-2014 (Standard for Installation and Classification of Burglar and Holdup Alarm), Extent Number 2.
 - b. a Video Assessment and Surveillance System (VASS).
17. Holdup alarm system shall be employed near the:
 - transport area
 - lobby
 - employee entrance
 - safe(s).
18. Burglar alarms shall cause the dispatch of a properly licensed private patrol.
19. Holdup alarms shall cause the dispatch of the Sacramento Police Department.
20. Security system shall be equipped with at least 24 hours of continued operation time in case of power failure.
21. Security system shall be equipped with cellular back-up in case of phone line disruption.
22. Facility shall be staffed at all times that the security system is not fully functional.
23. A log shall be maintained that shows when the alarm system was armed and disarmed, and by whom.
24. VASS storage shall be kept off-site or in a secured area accessible only to management.
25. Manager with access to VASS storage shall be able to respond to any activation within one hour.
26. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 12 frames per second.
27. Each driveway entrance and exit and each building entrance and exit shall be covered by a camera set at 100 pixels per foot or higher to capture license plates and faces.
28. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

29. VASS shall be capable of storing no less than 30 days' worth of activity.
30. VASS shall provide comprehensive coverage of:
 - safe(s)
 - areas of ingress and egress
 - parking lot
 - loading areas
 - coverage of all four (4) exterior sides of each building (if practicable)
31. Monitors displaying the employee parking area and property perimeter shall be mounted in a visible location near the door from which employees will arrive and depart so that employees may monitor the outside environment prior to departing the facility.
32. No more than 33 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.
33. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
34. All dumpsters shall be kept locked or in locked enclosures.
35. Bollards or other devices rated K4 or better shall be installed in front of the east building (along Freeport).

SMUD

36. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
37. SMUD reserves the right to use any portion of its easement on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
38. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
39. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
40. The applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/business/customer-service/support-and-services/design-construction-services.htm>.

Utilities

41. Utility records indicate an existing 6-inch City drainage and water mains, and associated 3-ft easement going through the northern portion of the subject property. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water or sewer pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney.
42. City record indicates that there is no existing backflow preventer device. Prior to the issuance of building permit, the applicant will need to install a backflow preventer device to the satisfaction of the Department of Utilities. The applicant is advised to contact the Department of Utilities Development Services staff located at the CDD public counter at 300 Richards Boulevard for assistance. The applicant should be advised that the verification of the existence or installation of the backflow preventer device by the field crews involved prior to sign-off of this condition may take a considerable amount of time. Therefore, all requests should be submitted in a timely matter.

Fire (CUP)

43. Any modification to the facility must be done under permit by way of plan review for compliance to the Fire and Building Codes.
44. Any access or egress controlled doors must be identified on the floor plan that is provided as a part of the security plan. This will aid in a more complete plan review when provided for review to obtain a construction permit.
45. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division.
46. Obtain any required operational permits from the Sacramento City Fire Prevention Division.
47. Provide documentation to verify that any fire and life safety such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-years service).

Regional San

48. Developing this property may require the payment of Regional San sewer impact fees (connection fees). Regional San sewer fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at 916-876-6100.

Advisory Notes

- ADV.1 Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- ADV.2 To ensure a timely service connection, SMUD advises that the Applicant submit an anticipated energy load calculation for its review. The Applicant may also direct specific questions regarding their service connection to: IndoorCultivation@smud.org.

- ADV.3 Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- ADV.4 The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV.5 The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
- ADV.6 Parking lots planted with trees can clean and cool the air for the Sacramento region as a whole. Trees clean the air, reducing carbon, ozone, and particulate matter in the atmosphere. SMAQMD recommends additional trees be incorporated within the existing parking lot.
- ADV.7 Any engines utilized to meet power needs, including those used only on an emergency basis, must be registered with the SMAQMD and must comply with the Airborne Toxic Control Measures promulgated by the California Air Resources Board and codified in the California Code of Regulations (<https://www.arb.ca.gov/toxics/atcm/atcm.htm>).

FINDINGS OF FACT

Findings of Fact – Conditional Use Permit:

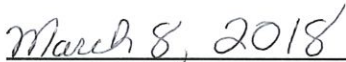
1. The proposed development is consistent with the City's Industrial and Business Park Design Guidelines and the General Plan, which designates the site for commercial use. There is no applicable specific plan or transit village plan for this site.
2. The proposed use and its operating characteristics, as conditioned, are consistent with the applicable standards, requirements, and regulations of the General Commercial (C-2-R-EA-4) zoning district in which it is located, and of all other provisions of this title and this code in that:
 - a. The use involves the warehousing and tending of plants inside a small building which are appropriate uses in the commercial zone; and
 - b. Adequate on-site parking is provided.
3. The proposed use, as conditioned, is situated on a parcel that is physically suitable for the cultivation of cannabis in terms of location, size, topography, and access, and is adequately served by public services and utilities.
4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that:
 - a. The property owner for this site has agreed to pay a fee in the amount of 1% of the gross receipts of every cannabis cultivation business on the property to pay for measures to mitigate the adverse impacts the business may cause.
 - b. The applicant is required to submit a final detailed odor control plan describing methods that

will be implemented to prevent cannabis-related odors generated by the project from being detected outside the building on the site to the City Revenue Division prior to issuance of a Business Operating Permit.

5. The proposed cannabis cultivation and distribution will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
 - a. All cultivation takes place within the building and is not visible from the public right of way; and
 - b. Adequate parking is provided.
6. The proposed cultivation will not result in an undue concentration of cannabis cultivation establishments.



Joy D. Patterson
Zoning Administrator
Design Director



Date of Action

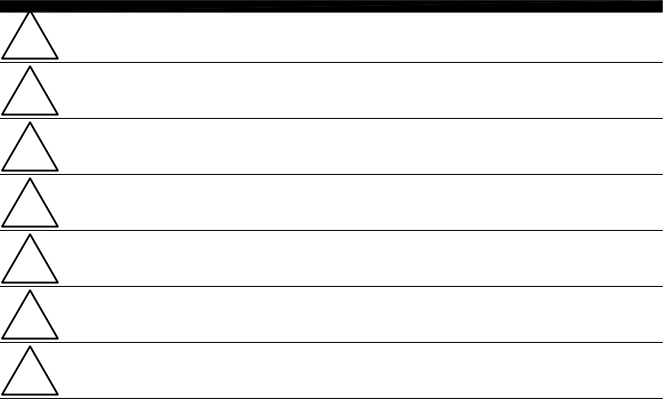
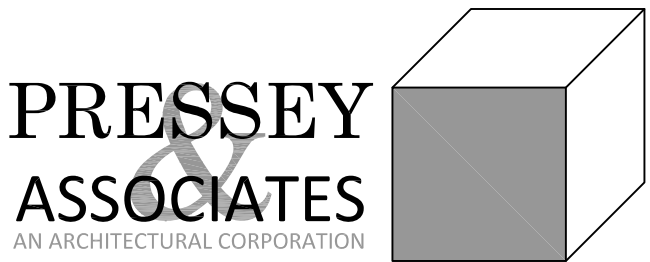
The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the date of the action by the Zoning Administrator/Design Director. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

The appeal period for this action ends on March 19th, 2018 at 4:00 P.M.

FREEPORT BLVD. CULTIVATION FACILITY

6382/6388 FREEPORT BLVD.
SACRAMENTO, CA 95822

C.U.P. SUBMITTAL



REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITTAL
6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

TITLE SHEET

PROJECT NO. 17030
SCALE
DATE JANUARY 2, 2018
DRAWN RSH

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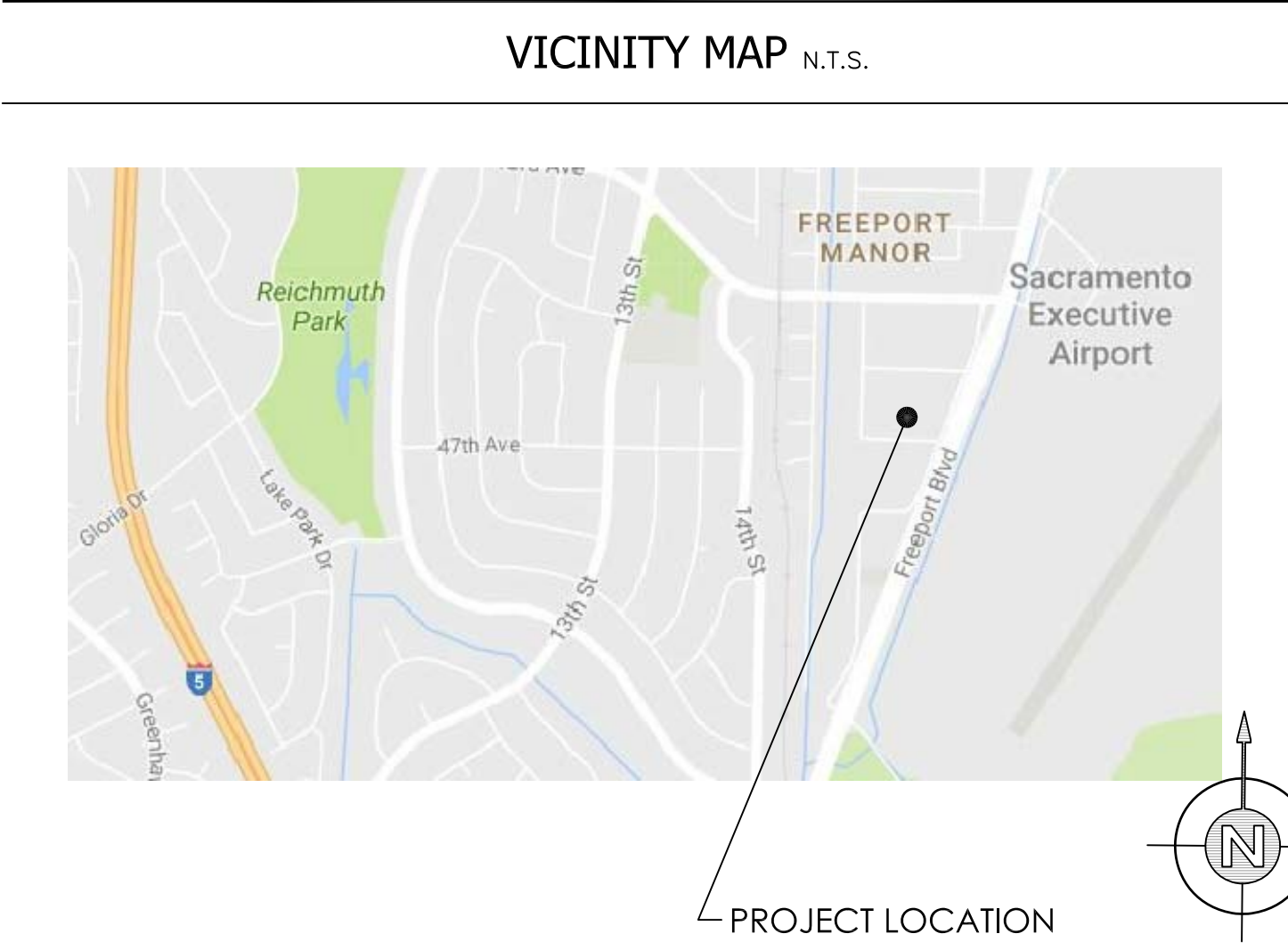
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ABBREVIATIONS			
ACC. 8. /	ACCESSIBLE ANCH ANGLE	INCL. INSUL	INCLUDE INSULATION
@ A.B. A.C. A.F.F. APPROX.	AT ANCHOR BOLT ASPHALTIC CONCRETE ABOVE FINISH FLOOR APPROXIMATE	J-BOX JT.	ELECTRICAL JUNCTION BOX JOINT
BLDG. BLK BLKG. BM B.O.	BUILDING BLOCK BLOCKING BEAM BOTTOM OF	LAV. LB.	LAVATORY POUND
¢ CEM. CHKD. CLR. C.J. COL. COMP. CONC. CONN. CNTR. CONT. CW	CENTERLINE CEMENT CHECKED CLEAR CONTROL JOINT COLUMN COMPOSITION CONCRETE CONNECTION CENTER CONTINUOUS COLD WATER	MAX. MB MECH MFR. MIN. MTL.	MAXIMUM MACHINE BOLT MECHANICAL MANUFACTURER MINIMUM METAL
DEMO. DTL. D.F. D.I. DIA., Ø DIM. DRWGS. DS.	DEMOLITION DETAIL DOUGLAS FIR DROP INLET DIAMETER DIMENSION DRAWINGS DOWNSPOUT	(N) N.I.C. NO., # N.T.S.	NEW NOT IN CONTRACT NUMBER NOT TO SCALE
(E) EA. ELECT. EQUIP. ETC. EXP. E.J. EXT.	EXISTING EACH ELECTRICAL EQUIPMENT ET CETERA EXPANSION EXPANSION JOINT EXTERIOR	O.C. O.D. O.F.C.I	ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED
F.D. F.H FDTN. F.F. FLASH. FLR. F.O.B. FT. F.S.	FLOOR DRAIN FIRE HOSE CABINET FOUNDATION FINISHED FLOOR FLASHING FLOOR FACE OF BLOCK FOOT FLOOR SINK	O/ P.C. PSI ¢ ± P.LAM. PLYWD. P.T.R. P.V.C.	OVER, ON PORTLAND CEMENT POUNDS PER SQUARE INCH PLATE PLUS OR MINUS FIELD VERIFY PLASTIC LAMINATE PLYWOOD PENETRATION THRU ROOF POLYVINYL CHLORIDE
GA. GALV. GEN. G.I. G.S.M. GYP. BD.	GAUGE GALVANIZED GENERAL GALVANIZED IRON GALVANIZED SHEET METAL GYPSUM BOARD	R.W. REF. REINF REQ. REV. RWD. R.L.	ROOF DRAIN REFERENCE REINFORCED REQUIRED REVISIONS REDWOOD RAIN WATER LEADER
H H.B. HORIZ. HVAC	HOOD HOSE BIB HORIZONTAL HEATING VENTILATION AIR CONDITIONING	SF. SHIT. SIM. SPECS. SQ. S.STL. STD. STL.	SQUARE FEET SHEET SIMILAR SPECIFICATIONS SQUARE STAINLESS STEEL STANDARD STEEL
		T.O. T.O.S. THK. TYP.	TOP OF TOP OF STEEL THICK TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
		VCT V.T.R.	VINYL COMPOSITE TILE VENT THRU ROOF
		W/ WD. W.H. W.I. W.W.F.	WITH WOOD WATER HEATER WROUGHT IRON WELDED WIRE FABRIC

CODE ANALYSIS	
TYPE OF CONSTRUCTION :	V-B
OCCUPANCY TYPE :	VARIOUS
ZONING :	M-1(S) LIGHT INDUSTRIAL
GROSS SQ. FT. :	
(E) BUILDING 1	2,100 SF
(E) BUILDING 2 (NO WORK)	3,500 SF
(E) BUILDING 3	
6384 FREEPORT (NO WORK)	2,100 SF
6386 FREEPORT (NO WORK)	1,900 SF
6388 FREEPORT	2,400 SF
6390 FREEPORT (NO WORK)	2,400 SF
6392 FREEPORT (NO WORK)	2,400 SF
TOTAL BUILDING 3	11,200 SF

PROJECT INFORMATION	
LOCATION:	6382 FREEPORT BLVD. SACRAMENTO, CA 95822
FIRE SPRINKLER:	NO
APN:	035-0092-016
SITE AREA:	40,050 SF (0.92 ACRES)
TOTAL BUILDING AREA:	17,500 SF

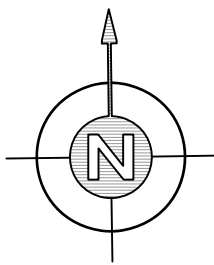


PROJECT SCOPE	
1.	PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, INSURANCE AND SERVICES REQUIRED FOR THE TENANT IMPROVEMENT WITHIN THE EXISTING SPACE.
2.	WORK SHALL INCLUDE BUT NOT BE LIMITED TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FINISHES THROUGHOUT THE BUILDING.

PROJECT DIRECTORY	
ARCHITECT:	PRESSEY & ASSOCIATES 2015 H ST., THIRD FLR. SACRAMENTO, CA 95811 (916) 346-4280 CONTACT: MIKE O'BRIEN

GENERAL NOTES	
1.	UNLESS SHOWN AS EXISTING (E), ALL CONDITIONS AND FINISHES SHOWN ARE NEW.

SYMBOLS			
	CONCRETE		WOOD FRAMING (BLOCKING)
	A.C. PAVING		WOOD (FINISHED MEMBER)
	CERAMIC TILE OR BRICK		INSULATION
	SAND MORTAR OR PLASTER		ROOM NUMBER
	AGGREGATE		WINDOW TYPE
	EARTH		DOOR NUMBER
	METAL		SECTION NUMBER
	PLYWOOD		SHEET WHERE SECTION IS DRAWN
	GYPSUM BOARD		DETAIL NUMBER
	GLASS		SHEET WHERE DETAIL IS DRAWN
	WOOD FRAMING (CONT. MEMBER)		ENLARGED NUMBER
			SHEET WHERE ENLARGED ELEVATION IS DRAWN
			ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWN
			NOTE NUMBER
			KEYNOTE
			REVISION NUMBER
			MATCH LINE
			DATUM, WORK OR CONTROL NUMBER
			ANGLE
			DIAMETER OR ROUND
			PERPENDICULAR
			POUND OR NUMBER
			CENTERLINE
			PLATE OR PROPERTY LINE



1

NEIGHBORHOOD CONTEXT PLAN
SCALE: 1" = 300'

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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITAL

6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

NEIGHBORHOOD CONTEXT PLAN

PROJECT NO. 17030
SCALE
DATE JANUARY 2, 2018
DRAWN ---

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2 OF 12

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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY

C.U.P. SUBMITAL

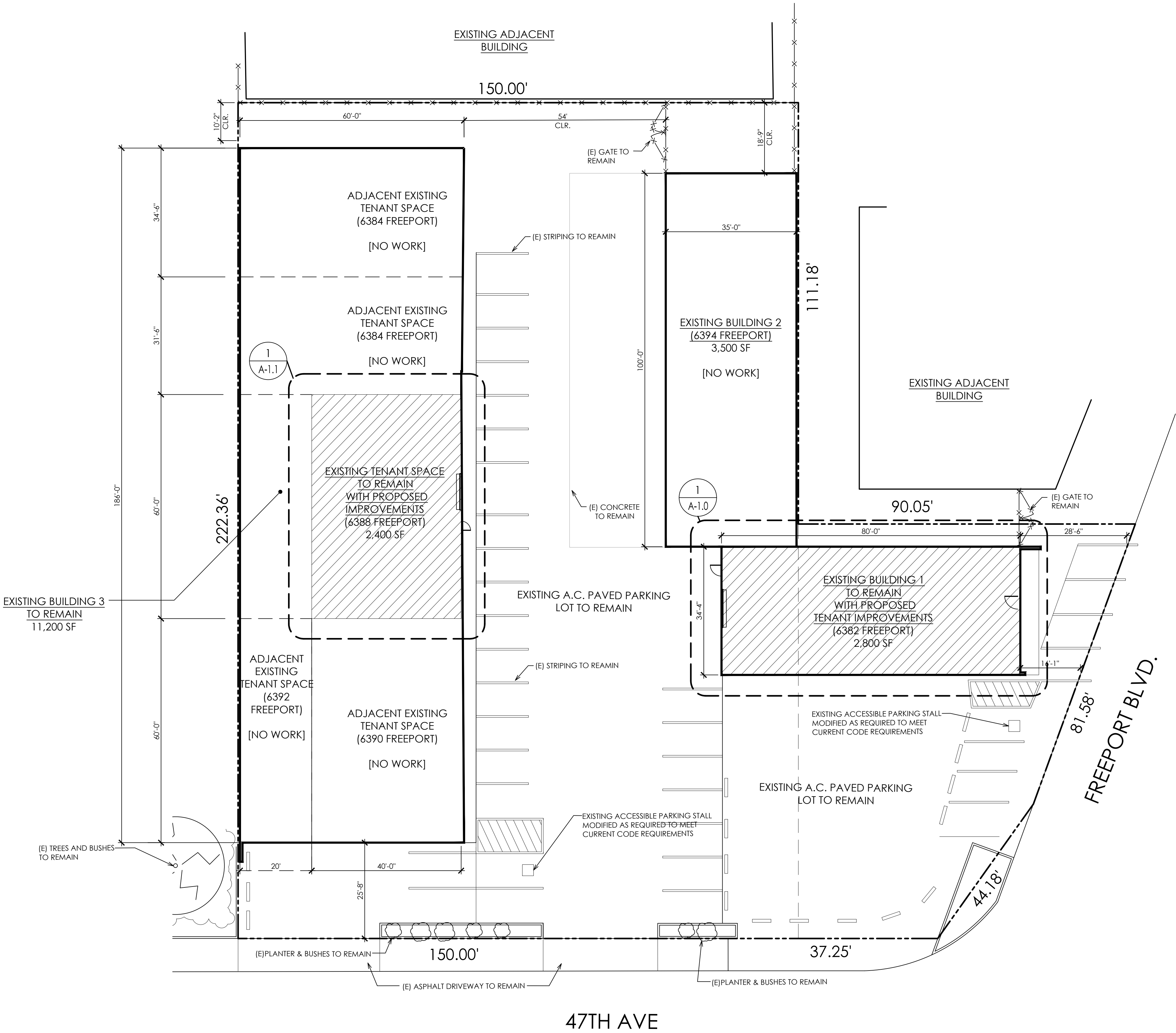
6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

SITE PLAN

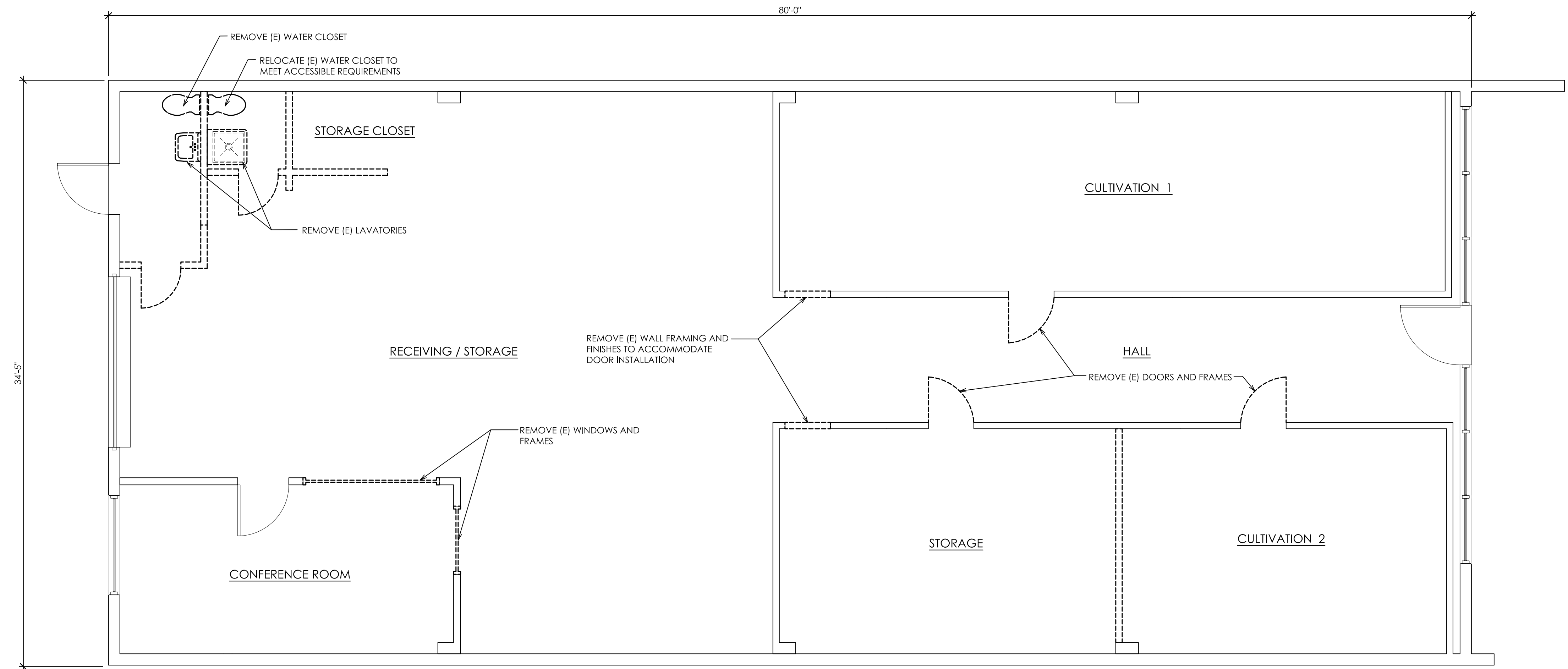
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SCALE	
DATE	JANUARY 2, 2018
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3 OF 12



1 SITE PLAN
SCALE: 1" = 15'-0"



1 DEMOLITION FLOOR PLAN - 6382 FREEPORT ("EAST" BUILDING 1)
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING CMU WALL TO REMAIN

EXISTING WOOD FRAMED INTERIOR WALLS TO BE REMOVED

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▲	
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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
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6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

DEMOLITION FLOOR PLAN
BUILDING 1

PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
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DEMOLITION FLOOR PLAN
PARTIAL BUILDING 3

PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
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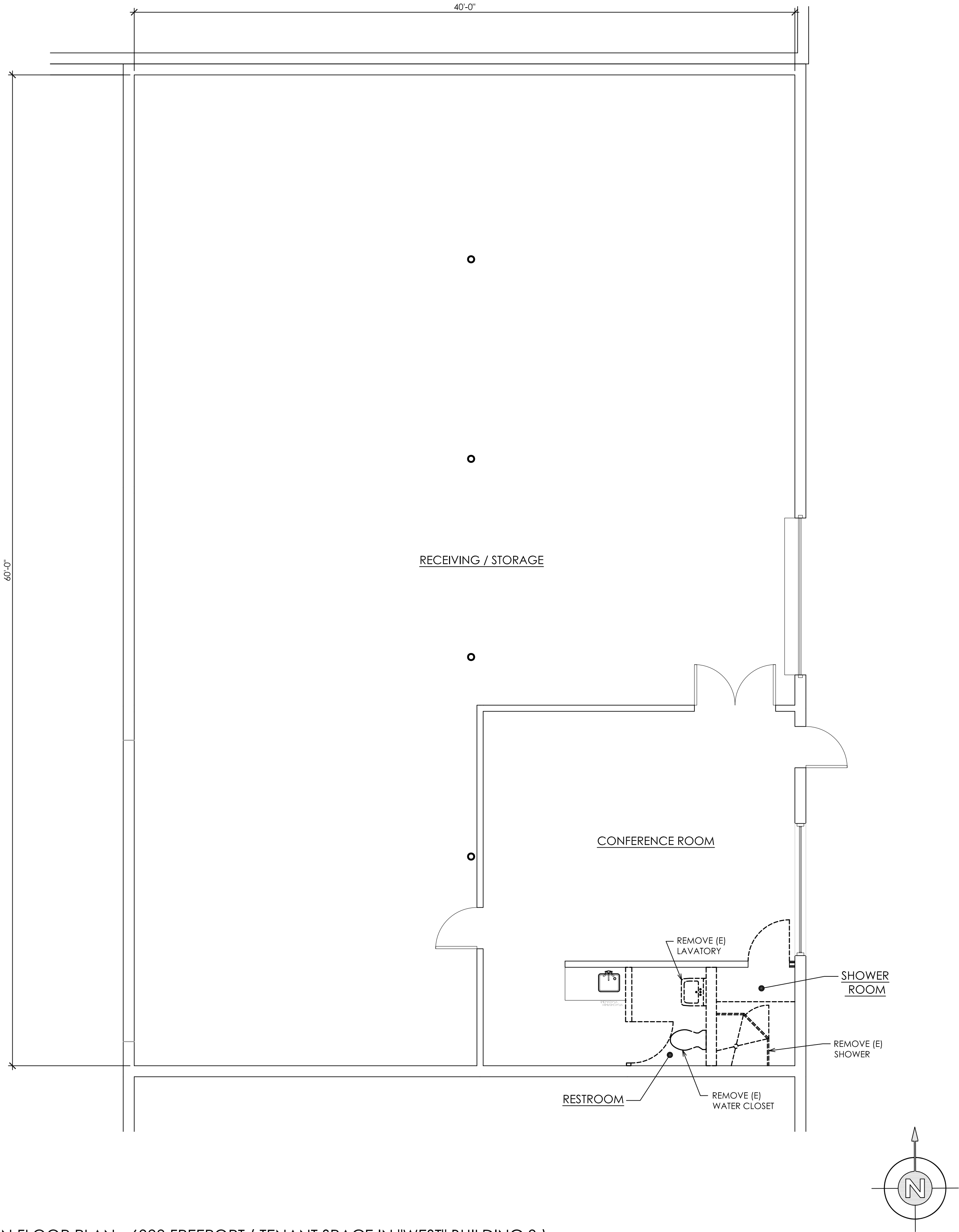
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5 OF 12

WALL LEGEND

EXISTING CMU WALL TO REMAIN

EXISTING WOOD FRAMED INTERIOR WALLS TO BE REMOVED



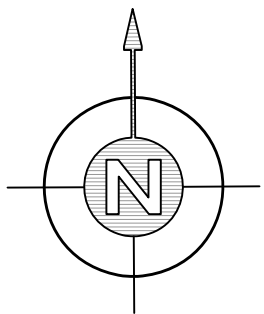
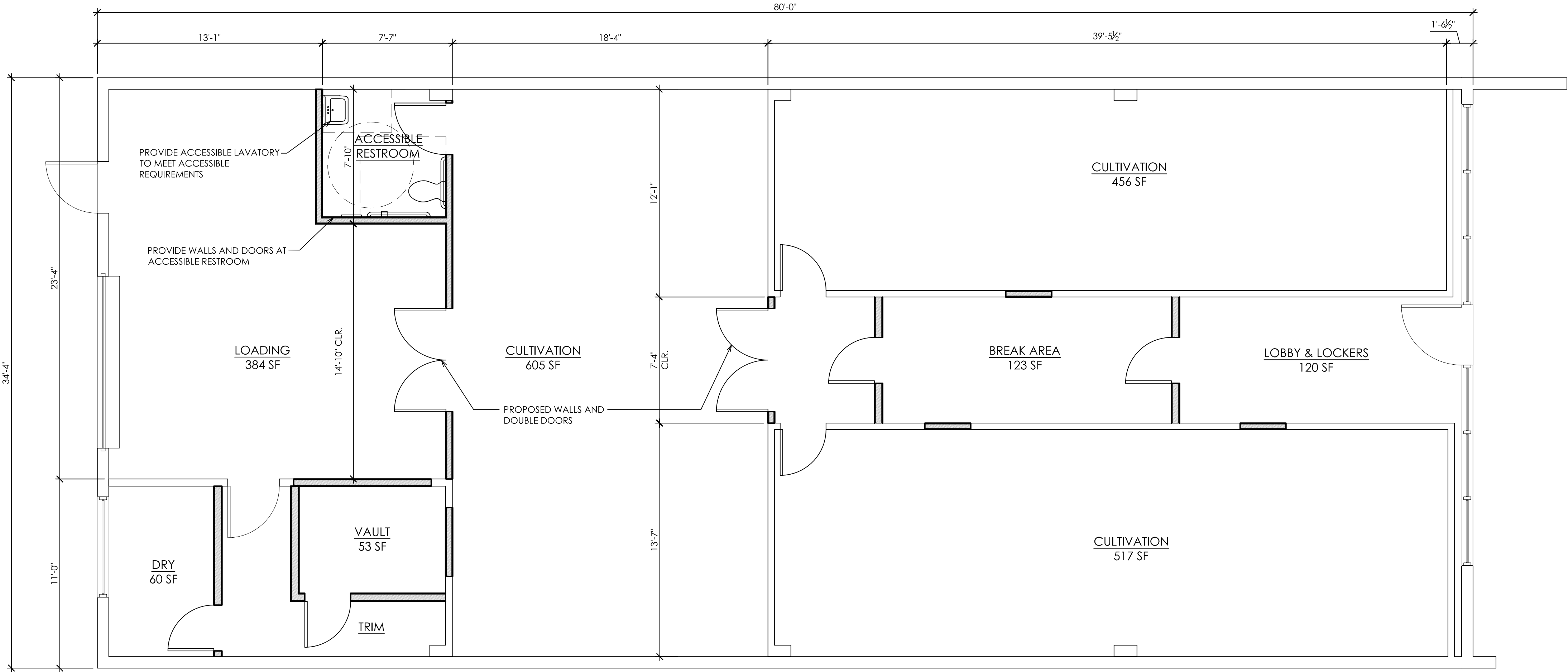
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DEMOLITION FLOOR PLAN - 6388 FREEPORT (TENANT SPACE IN "WEST" BUILDING 3)
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

PROVIDE WOOD FRAMED INTERIOR WALLS



1 FLOOR PLAN - 6382 FREEPORT ("EAST" BUILDING 1)
SCALE: 1/4" = 1'-0"

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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITAL
6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

FLOOR PLAN
BUILDING 1

PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
DRAWN	---

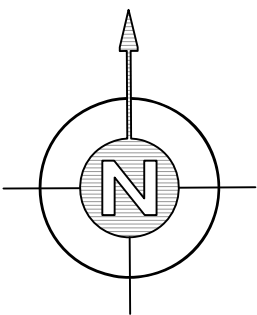
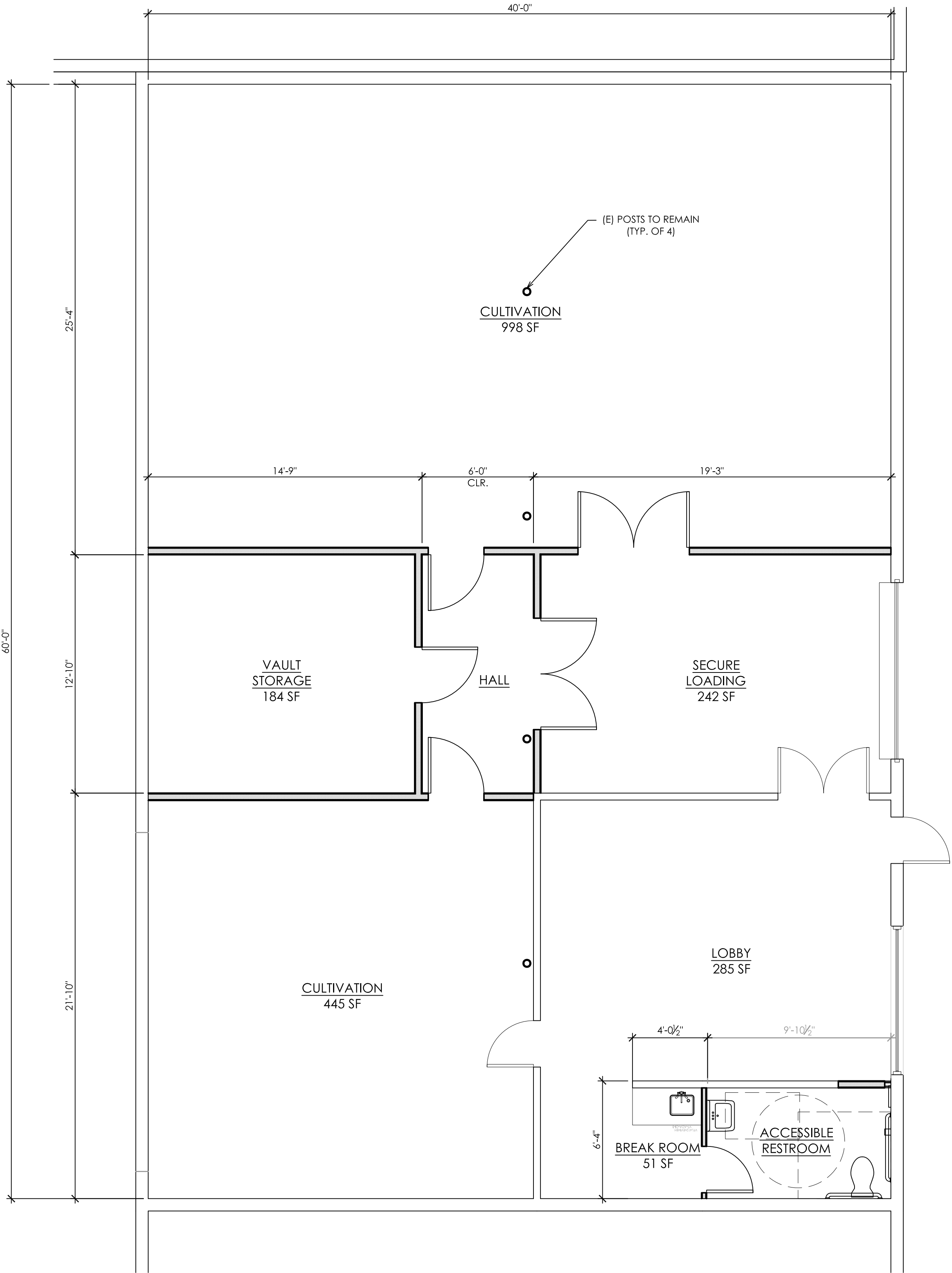
A1.0

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WALL LEGEND

EXISTING WALL TO REMAIN

PROVIDE WOOD FRAMED INTERIOR WALLS



1 FLOOR PLAN - 6388 FREEPORT (TENANT SPACE IN "WEST" BUILDING 3)
SCALE: 1/4" = 1'-0"

REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITAL

6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

FLOOR PLAN
PARTIAL BUILDING 3

PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
DRAWN	---

A1.1

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REVISION HISTORY



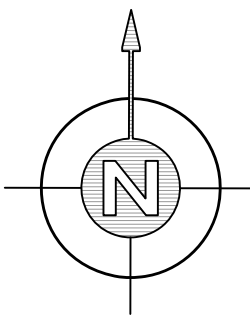
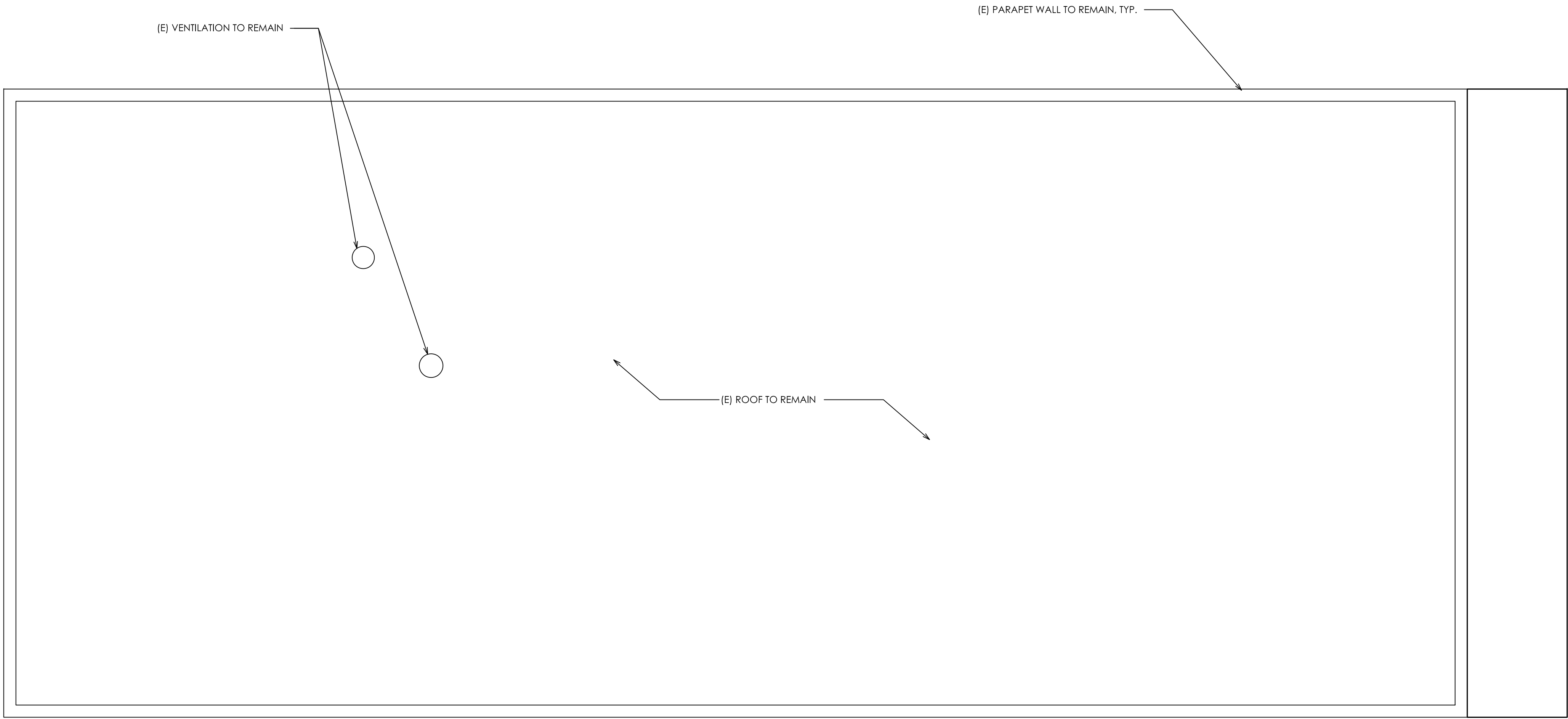
FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITAL
6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

ROOF PLAN
BUILDING 1

PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
DRAWN	--

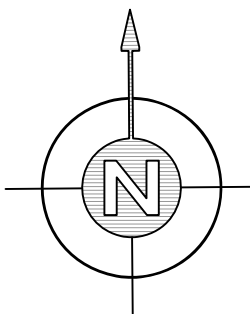
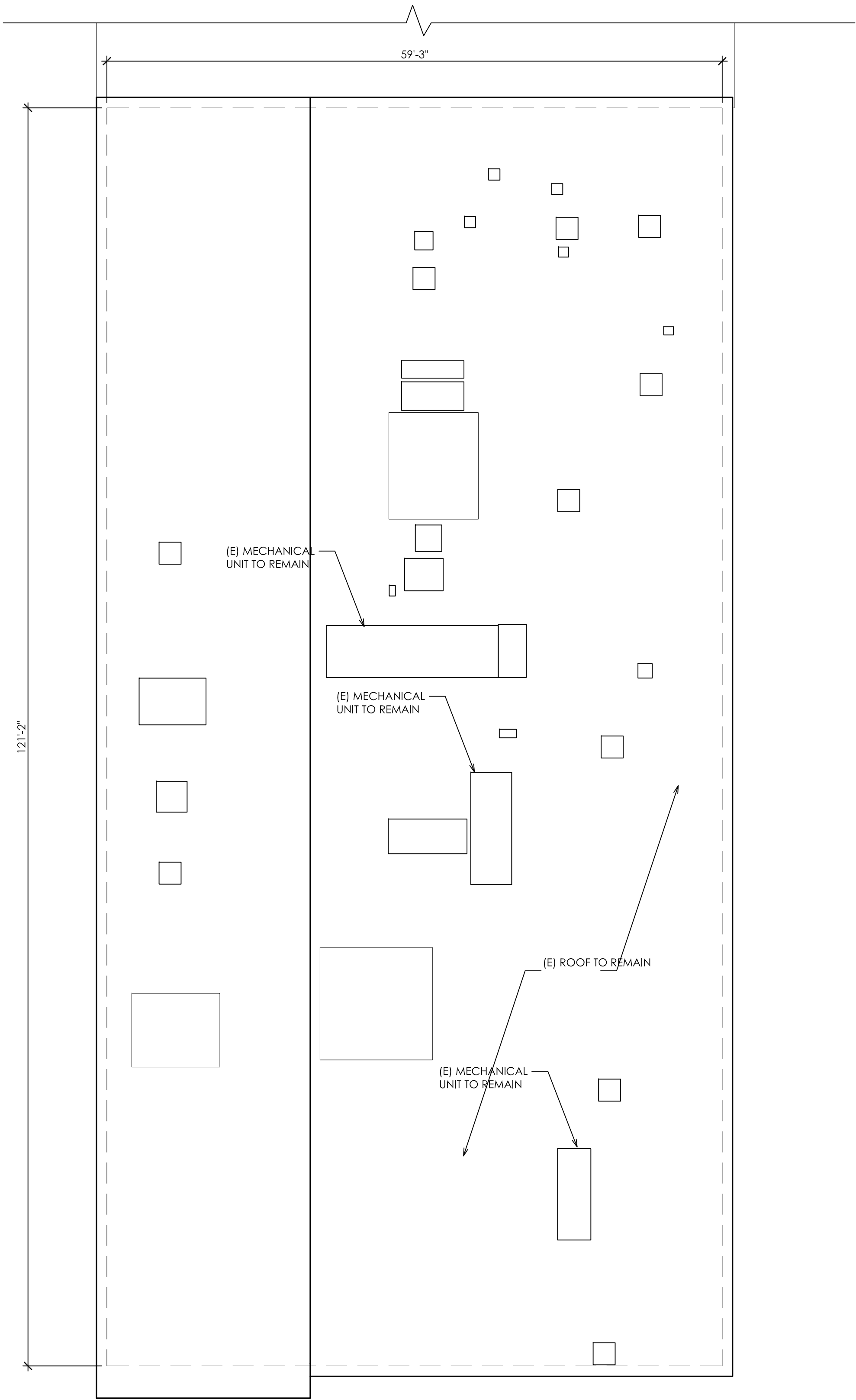
A3.0

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1 ROOF PLAN - 6382 FREEPORT ("EAST" BUILDING 1)
SCALE: 1/8" = 1'-0"

1 ROOF PLAN - 6388 FREEPORT (PARTIAL "WEST" BUILDING 3)
SCALE: 1/8" = 1'-0"



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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITTAL

6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

ROOF PLAN
PARTIAL BUILDING 3

PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
DRAWN	---

A3.1

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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITTAL

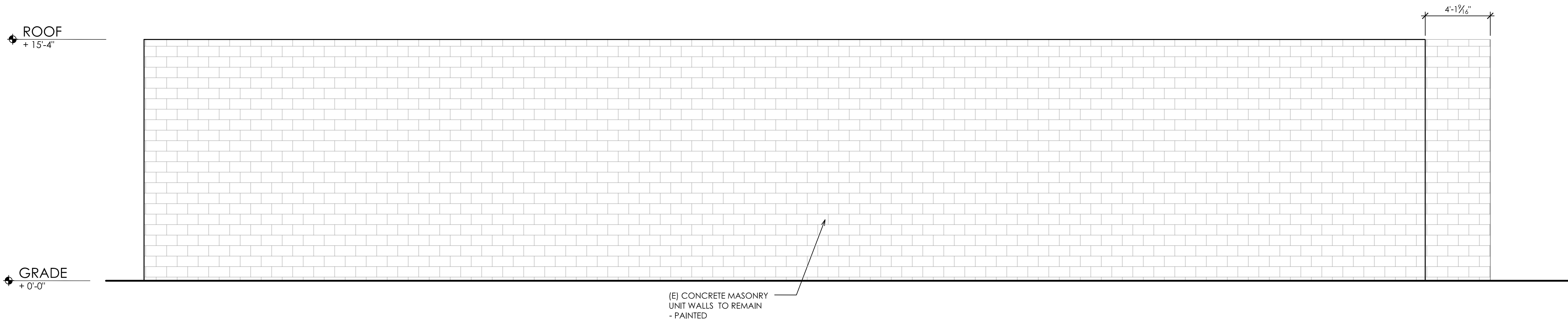
6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

EXTERIOR ELEVATIONS

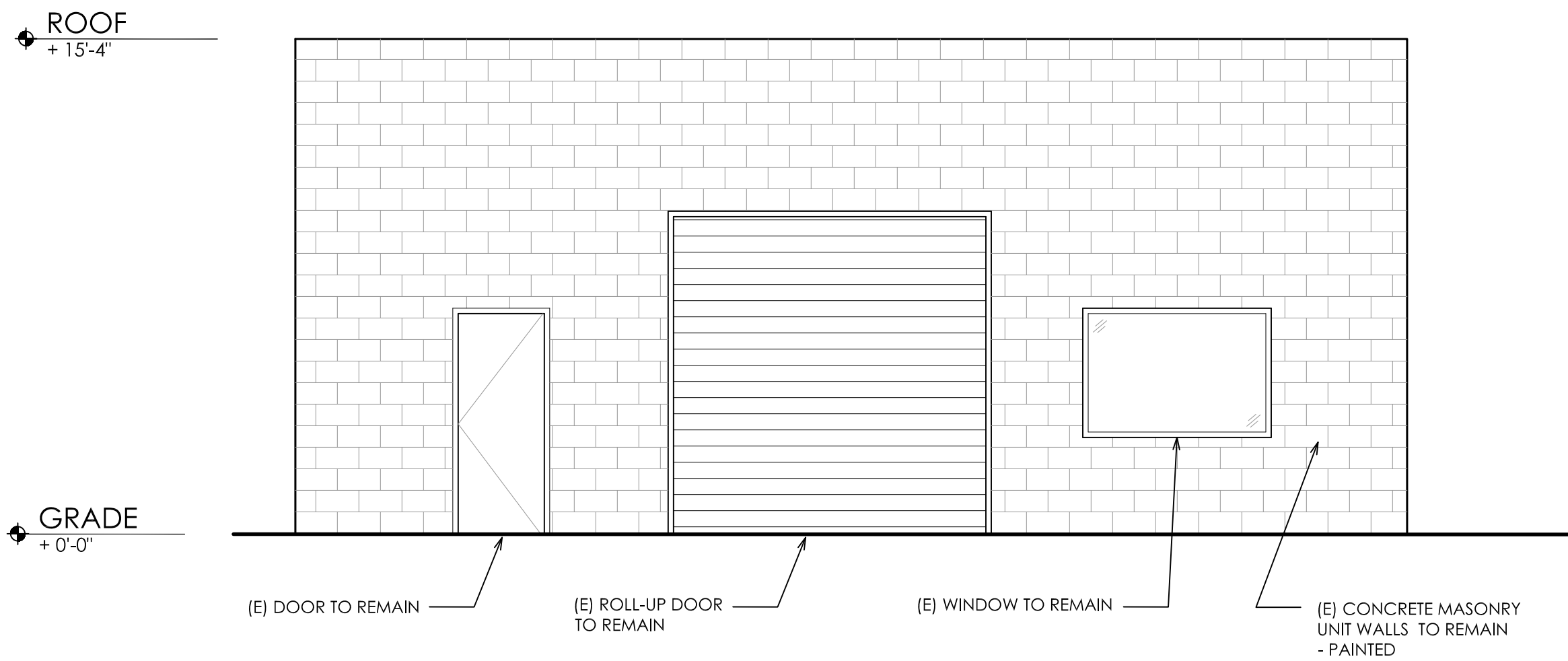
PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
DRAWN	---

A5.0

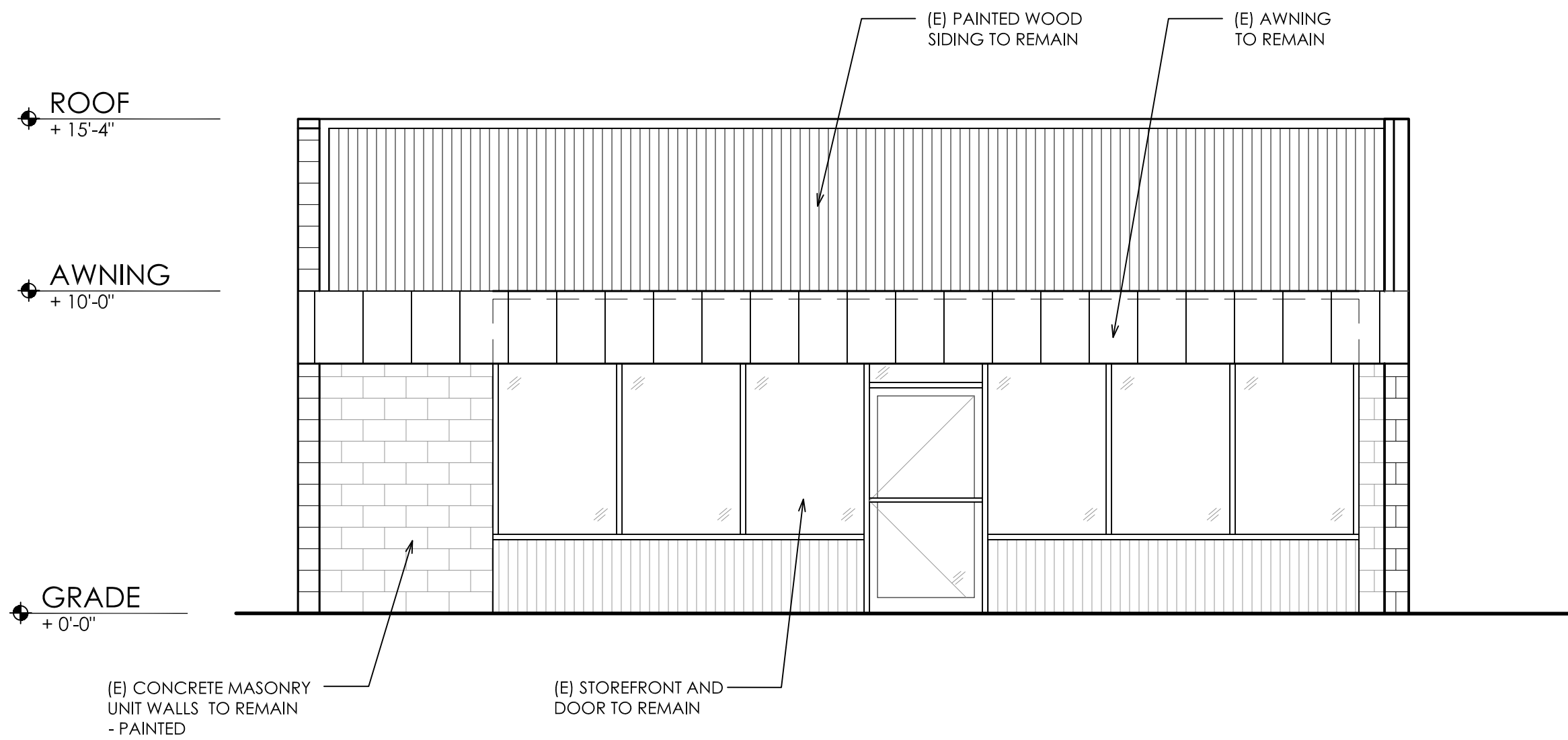
10 OF 12



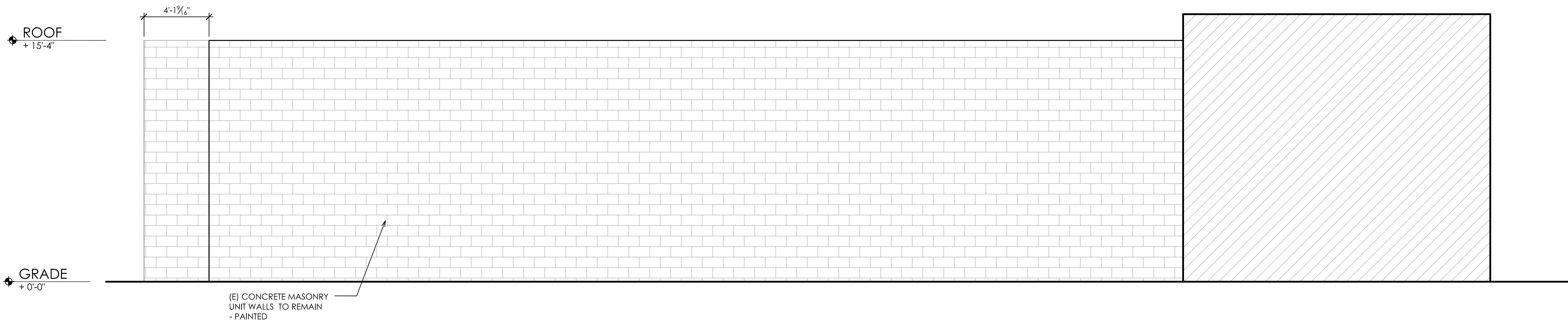
1 SOUTH ELEVATION - "EAST" BUILDING 1
SCALE: 1/4" = 1'-0"



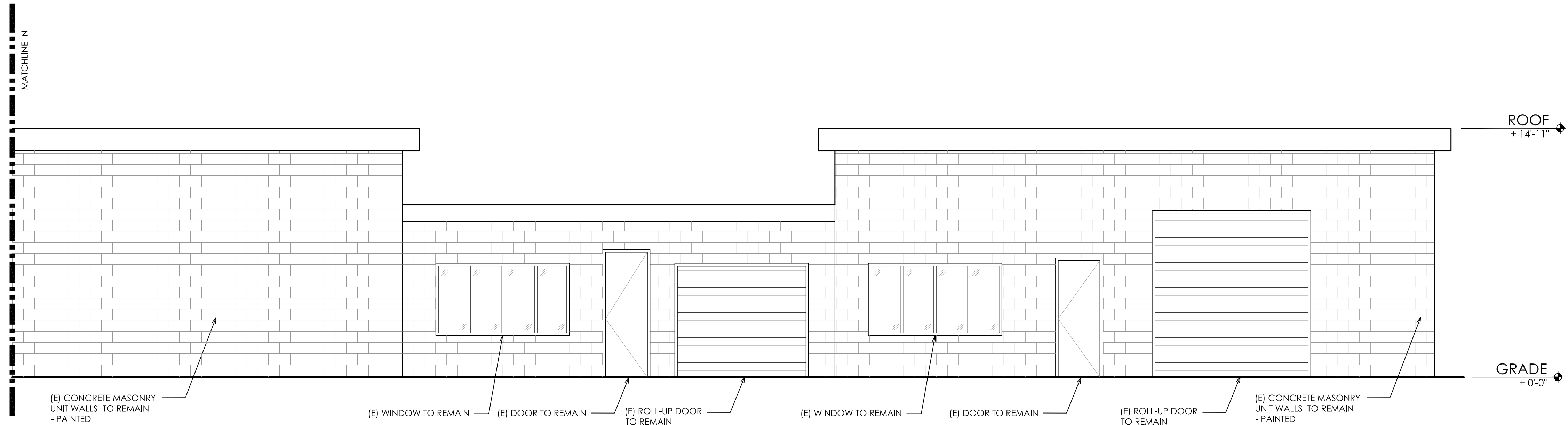
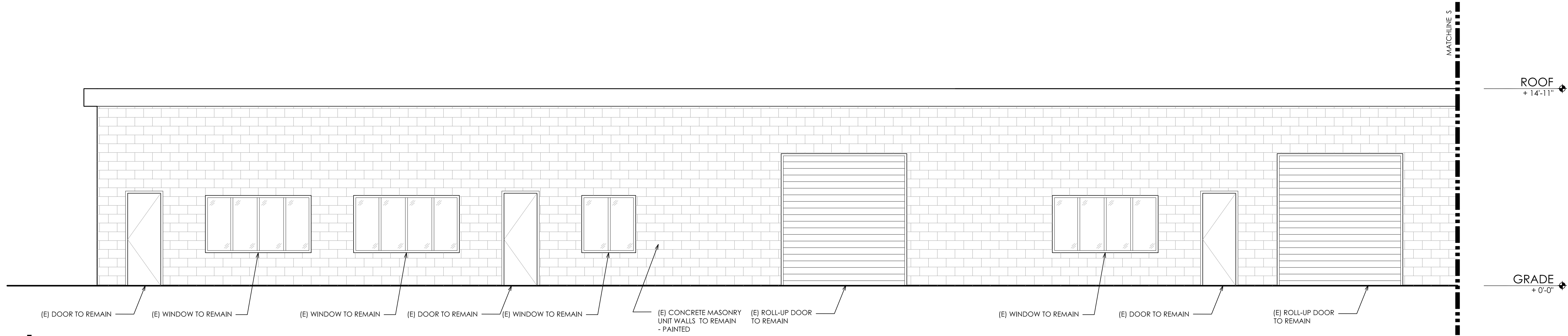
3 WEST ELEVATION - "EAST" BUILDING 1
SCALE: 1/4" = 1'-0"



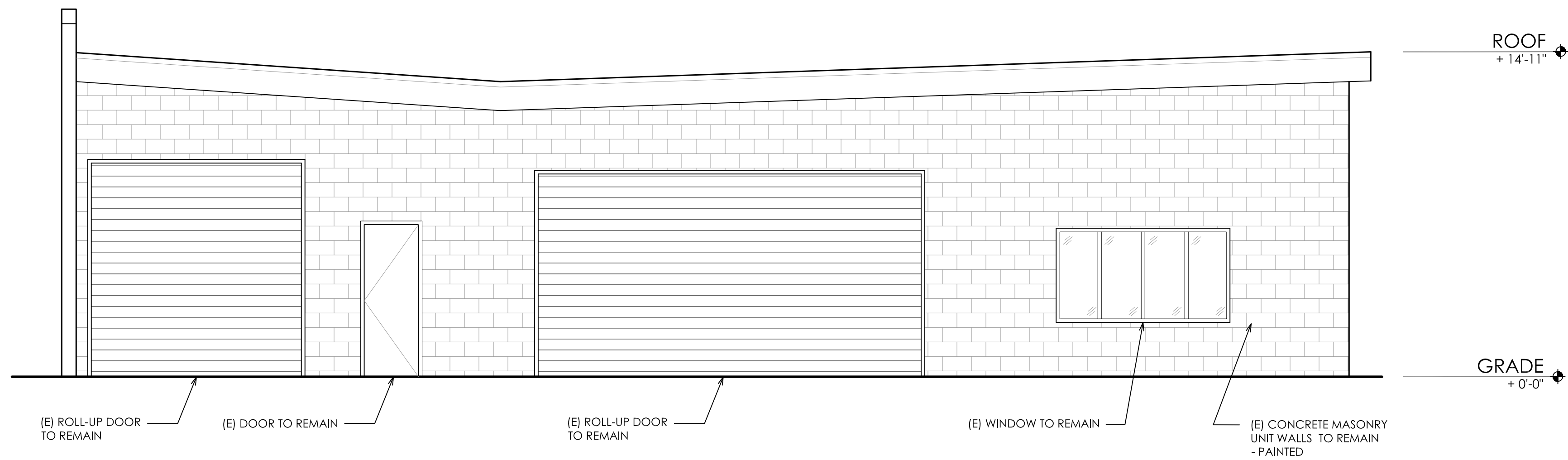
2 EAST ELEVATION - "EAST" BUILDING 1
SCALE: 1/4" = 1'-0"



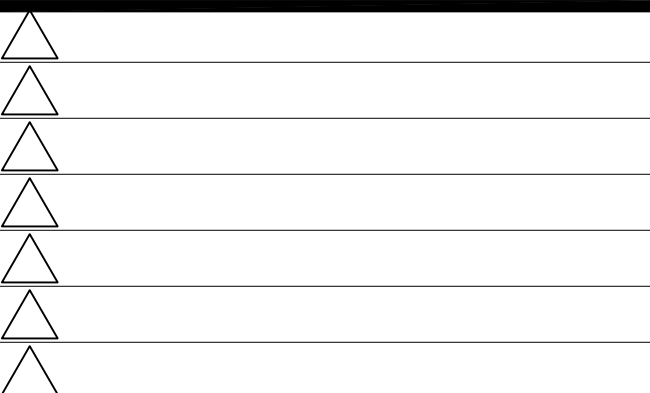
1 NORTH ELEVATION - "EAST" BUILDING 1
SCALE: 1/4" = 1'-0"



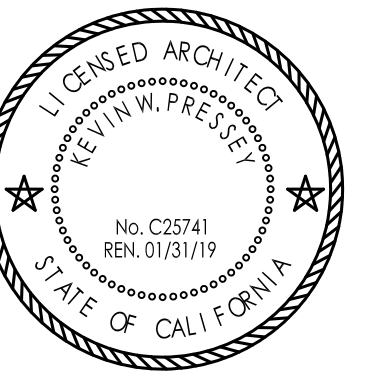
1 EAST ELEVATION - "WEST" BUILDING 3
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - "WEST" BUILDING 3
SCALE: 1/4" = 1'-0"



REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY

C.U.P. SUBMITAL

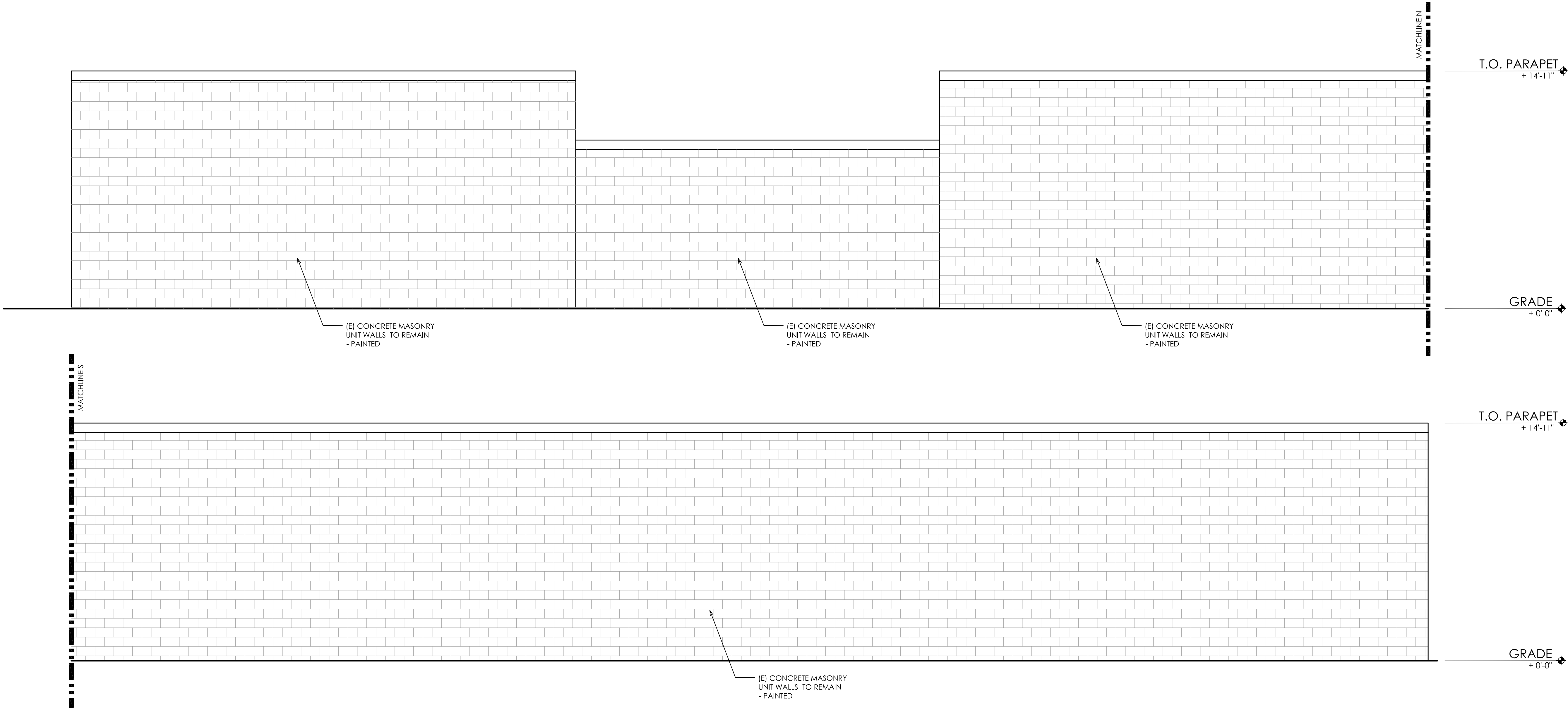
6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

EXTERIOR ELEVATIONS

PROJECT NO. 17030
SCALE
DATE JANUARY 2, 2018
DRAWN ---

A5.1

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1 WEST ELEVATION - "WEST" BUILDING 3
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION - "WEST" BUILDING 3
SCALE: 1/4" = 1'-0"

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REVISION HISTORY



FREEPORT BLVD. CULTIVATION FACILITY
C.U.P. SUBMITTAL
6382/6388 FREEPORT BLVD
SACRAMENTO CA 95822

EXTERIOR ELEVATIONS

PROJECT NO.	17030
SCALE	
DATE	JANUARY 2, 2018
DRAWN	---

A5.2

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January 9, 2018

Ethan Meltzer
City of Sacramento
300 Richards Blvd.
Sacramento, CA

Re: Z17-120 Cannabis CUP Application

Dear Mr. Meltzer:

The South Land Park Neighborhood Association (SLPNA) is a nonprofit organization representing the area bounded by Freeport Blvd, Sutterville Road, Interstate 5, and Florin Road, home to over 14,000 residents. The SLPNA Board of Directors met on January 3, 2018, to discuss the cannabis cultivation application for 6382/6388 Freeport Blvd. Several Board members also met in December 2017 with the landlord and applicants. After these discussions and a thorough review of the application, the SLPNA Board voted to not take a position on this application.

However, SLPNA would like to go on record (again) that we have grave concerns over the undue concentration of cannabis businesses in the commercial area bounded by Freeport Blvd, Blair Avenue, and Belleau Wood Lane. We are concerned that existing businesses are being pushed out of the neighborhood as landlords shift to doing business with high-rent paying cannabis entrepreneurs.

The approval of this CUP will signify the third and fourth marijuana entities in our small business corridor. Our neighborhood fears that the City of Sacramento is giving unfettered access to marijuana operations in our area, without a thorough investigation into the economic, social, and vital impacts to businesses in our neighborhood. Furthermore, absolute clarity should be provided by the City on the efforts to mitigate negative impacts of these ventures. The Neighborhood Impact Fee, which is a mechanism to offset negative externalities such as those mentioned here, has only been highlighted in ambiguous terms and is awaiting completion of a nexus study. The nexus study should be completed prior to engaging in approval of future applications.

This growing threat to the economic diversity and viability of our neighborhood business corridor will rob our neighborhood of a variety of jobs and services. When our neighborhood businesses are pushed out in favor of one industry, it threatens the livability and economic vitality of our neighborhood. We ask that, for all future cannabis CUP applications in the Freeport/Blair corridor, the Zoning Administrator and city staff carefully consider our neighborhood association's record of growing concerns about undue concentration.

Respectfully,

BOARD OF DIRECTORS

South Land Park Neighborhood Association