

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit, for the project known as **Z25-007**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to establish cannabis production within an existing 54,000-square-foot building, located on a 2.86-acre parcel in the Heavy Industrial (M-2S) zone.
2. **Site Plan and Design Review** for minor exterior renovations of an existing commercial building and property.

PROJECT INFORMATION

Location: 8430 Rovana Circle

Parcel Number: 064-0010-085-0000

Council District: 6 (Eric Guerra)

Applicant: Greg Haubner, Hobbs Holdings, LLC
11310 Prospect Drive #10, Jackson, CA 95642

Property Owner: Greg Haubner, Hobbs Holdings, LLC
11310 Prospect Drive #10, Jackson, CA 95642

Project Planner: Robert W. Williams, Associate Planner

Land Use Information

2040 General Plan:	Industrial Mixed Use
Community Plan Area:	Fruitridge/Broadway
Specific Plan:	n/a
Zoning:	Heavy Industrial Zone (M-2S).
Special Planning District:	n/a
Planned Unit Development:	n/a
Design Review Area:	Citywide
Parking District:	Suburban
Historic Landmark:	n/a
Historic District:	n/a

Surrounding Land Use and Zoning

North:	M-2S	Industrial
South:	County Zoning	Industrial
East:	M-2S	Industrial
West:	M-2S	Industrial

Site Characteristics

Existing Property Area:	124,582 square feet / 2.86 acres
Building Info:	54,000 SF – 1-story – Built in 1992
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Industrial/Warehouse

Other Information

Concurrent Files:	n/a
Previous Files:	Z18-123, Z20-006

ATTACHMENTS: Project Plans**Background***Existing Site*

The subject property is located on the south side of Rovana Circle, approximately 1,800 feet west of Florin Perkins Road, in the southeast industrial area of the City. The rear of the property borders the unincorporated area of Sacramento County. Assessor data indicates the property is developed with a 1-story, 54,000-square-foot building that was constructed in 1992.

On February 5, 2019, a Conditional Use Permit (CUP) was approved for cannabis production on this parcel (Z18-123). This approval consisted of all three of the cannabis

production sub-types (cultivation, manufacturing, and distribution). The CUP approval included a condition (#1), that the applicant shall obtain building permits and commence construction no later than February 5, 2020, or the conditional use permit will expire. This project did not propose any exterior modifications that would have required a Site Plan and Design Review (SPDR) entitlement.

On April 2, 2020, a CUP minor modification was approved that both extended the effective approval period of the CUP to the standard full three-year term, and it modified the previously approved areas of the three sub-types of cannabis production (Z20-006). This approval included a condition (#2), that the applicant shall obtain building permits and commence construction no later than February 5, 2022, or the Conditional Use Permit would expire. This project did not propose any SPDR.

City records indicate that a building permit (COM-1921616) for cannabis distribution was issued on June 3, 2020, and a Certificate of Occupancy was issued on October 7, 2020; thereby establishing the CUP land use entitlement of Z18-123.

However, City of Sacramento Code Enforcement records (20-029691 & 21-020854) indicate that all cannabis production operations on the property ceased prior to July 19, 2022. Additionally, a search of City records indicates that there was no active license to operate any type of cannabis business since that time. Therefore, pursuant to City Code Section 17.808.410, the CUP approval of Z18-123 is expired and void due to discontinuance of the use authorized by a CUP for longer than two years. On August 07, 2024, the CUP expiration was documented by the Zoning Administrator (IR24-175).

Proposed Project and Analysis

Proposed Project Overview and Required Entitlements

The applicant is proposing to re-entitle the 54,000-square-foot building to establish a cannabis production land use. Per City Code 17.228.900.A, cannabis production can include cannabis cultivation, cannabis distribution, and cannabis manufacturing. This proposed cannabis production use will include all three sub-types. The proposed cannabis manufacturing will be non-volatile. The request does not propose a delivery-only or storefront cannabis dispensary.

The applicant is also proposing renovations to the exterior of the building, which were not previously approved as part of the expired project. The development of the site with the new building, parking lot, and associated site developments requires Site Plan and Design Review (SPDR) entitlement.

Southeast Area Cannabis Production Cap

On June 22, 2018, Ordinance 2018-0022 amending Title 17 of the Sacramento City Code became effective, defining the undue concentration of cannabis production establishments in the southeast area of the City. The ordinance states that an undue concentration of cannabis production establishments will exist if more than 2.5 million square feet of building floor space is approved by CUP for cannabis cultivation and cannabis distribution use in this area. The boundaries of the southeast area are Power Inn Road to the west, Folsom Boulevard to the north, and the City limits to the east and

south. Building floor space designated for a cannabis manufacturing use in a conditional use permit is excluded from the 2.5 million square footage calculation.

The table below shows the proposed square footage of each type of proposed cannabis use.

Table 1: Proposed Cannabis Use Totals in Square Feet through Z25-007.

Production Type	Z25-007
<i>Total Building Size:</i>	54,000
Cultivation:	42,000
Distribution:	6,000
SE area cap use:	48,000
Manufacturing:	6,000
Production Total:	54,000
Dispensary:	0

Conditional Use Permit for Cannabis Production

Pursuant to Sacramento City Code Section 17.228.900.A, a cannabis production CUP can include the following three sub-types: cultivation, distribution, and manufacturing. The applicant is requesting all three sub-types with this CUP. The project does not propose to sell cannabis directly to the public (e.g. a storefront or delivery-only operation), which would require a separate CUP for a cannabis dispensary.

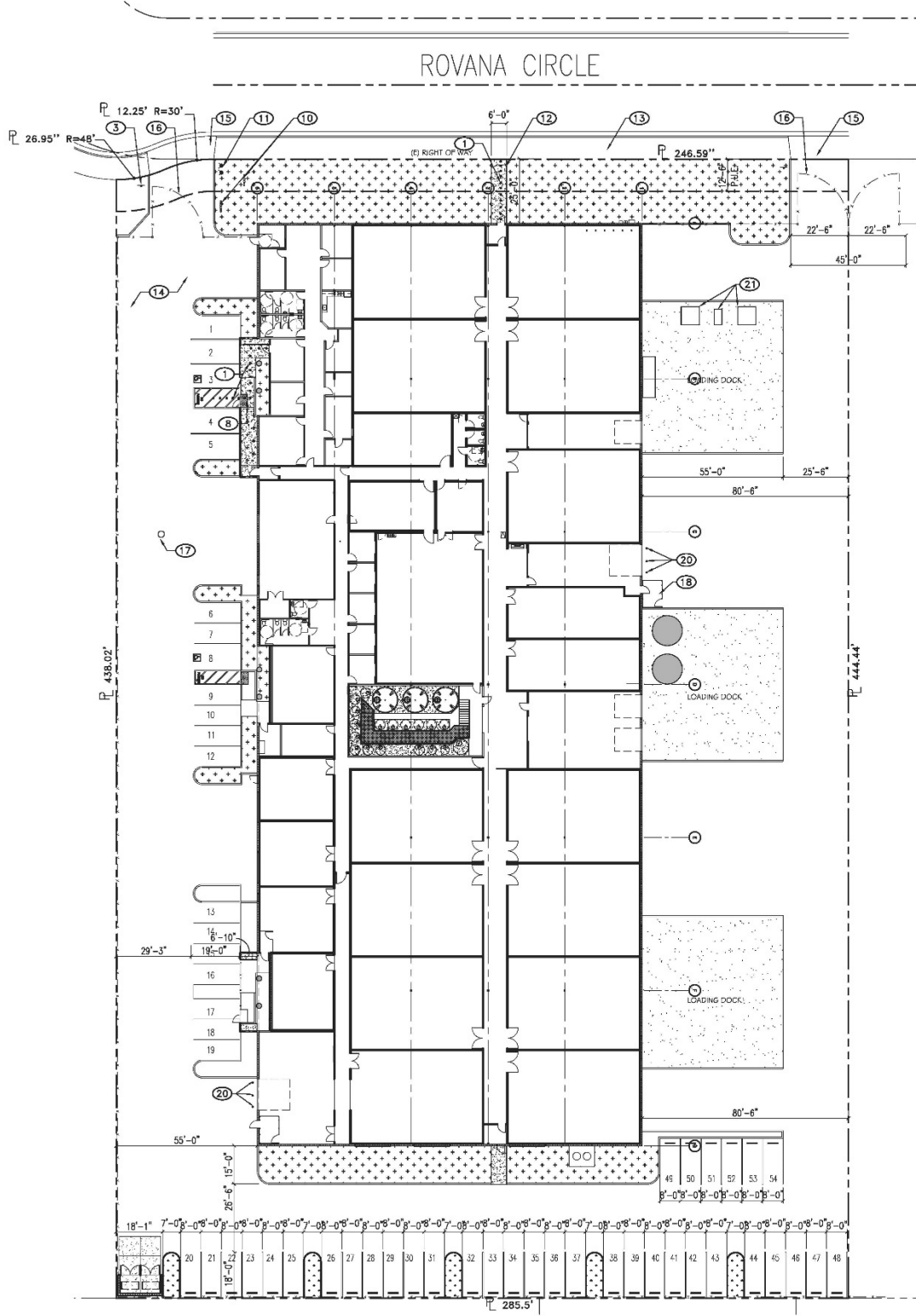
Cannabis production CUPs are typically approved by the Zoning Administrator; however, they are approved by the Planning and Design Commission if they are within 600 feet of an existing or proposed park. Cannabis activities are prohibited within 600 feet of a K-12 school. This project proposes cannabis production and is not located within 600 feet of a park or school and is therefore heard by the Zoning Administrator.

Site Plan and Design Review

The proposed exterior renovations involve removal and replacement of the existing roll-up doors with CMU concrete block. The applicant is also proposing multiple HVAC units on the roof of the building. Staff is proposing to add a condition (#23) to ensure compliance with City Code Section 17.600.165, which involves Mechanical Equipment Screening.

Planning staff has reviewed the design of the project and has determined it is compatible with the City's Industrial and Business Park Design Guidelines. The proposed project is compatible with the Planning and Development Code, subject to the draft conditions of approval. With the draft conditions, the proposed project will not require any deviations from development standards or design guidelines.

Figure #1: Site Plan



1 SITE PLAN

1/20"=1'-0"



Figure #2: Floor Plan

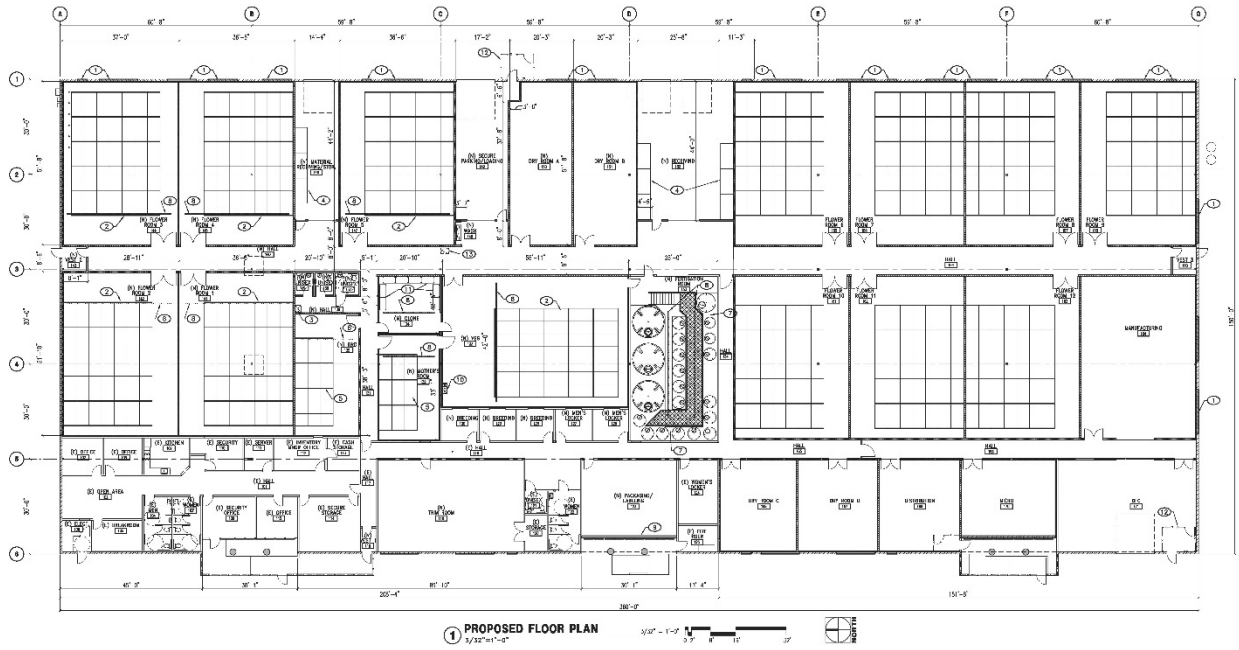


Figure #3: Roof Plan

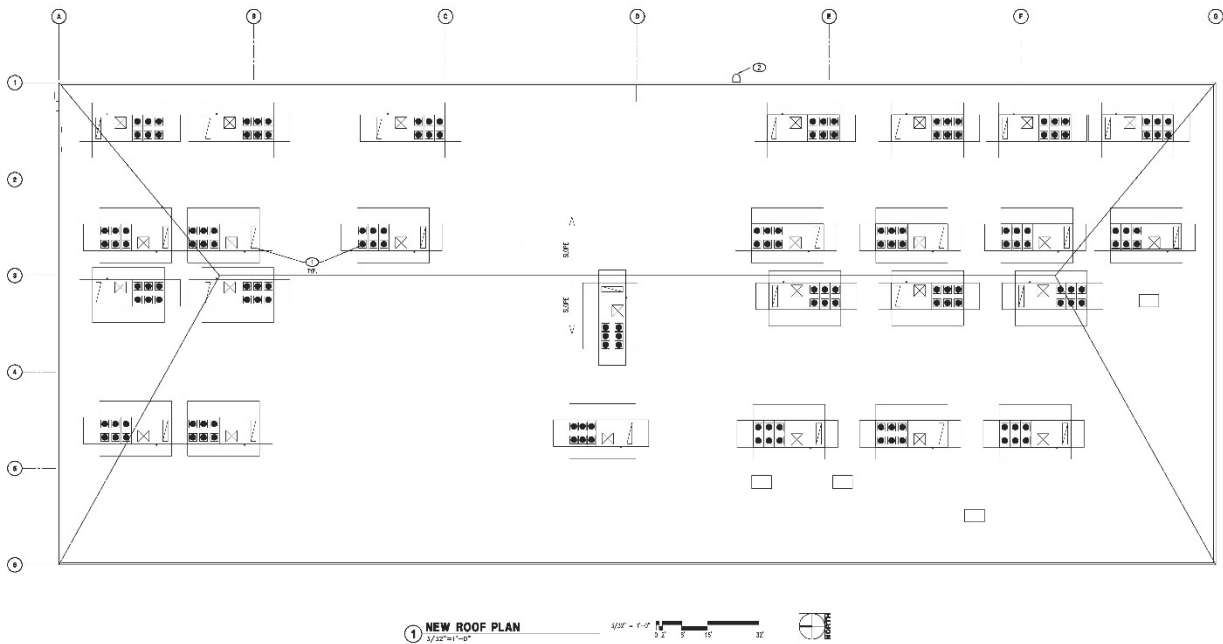
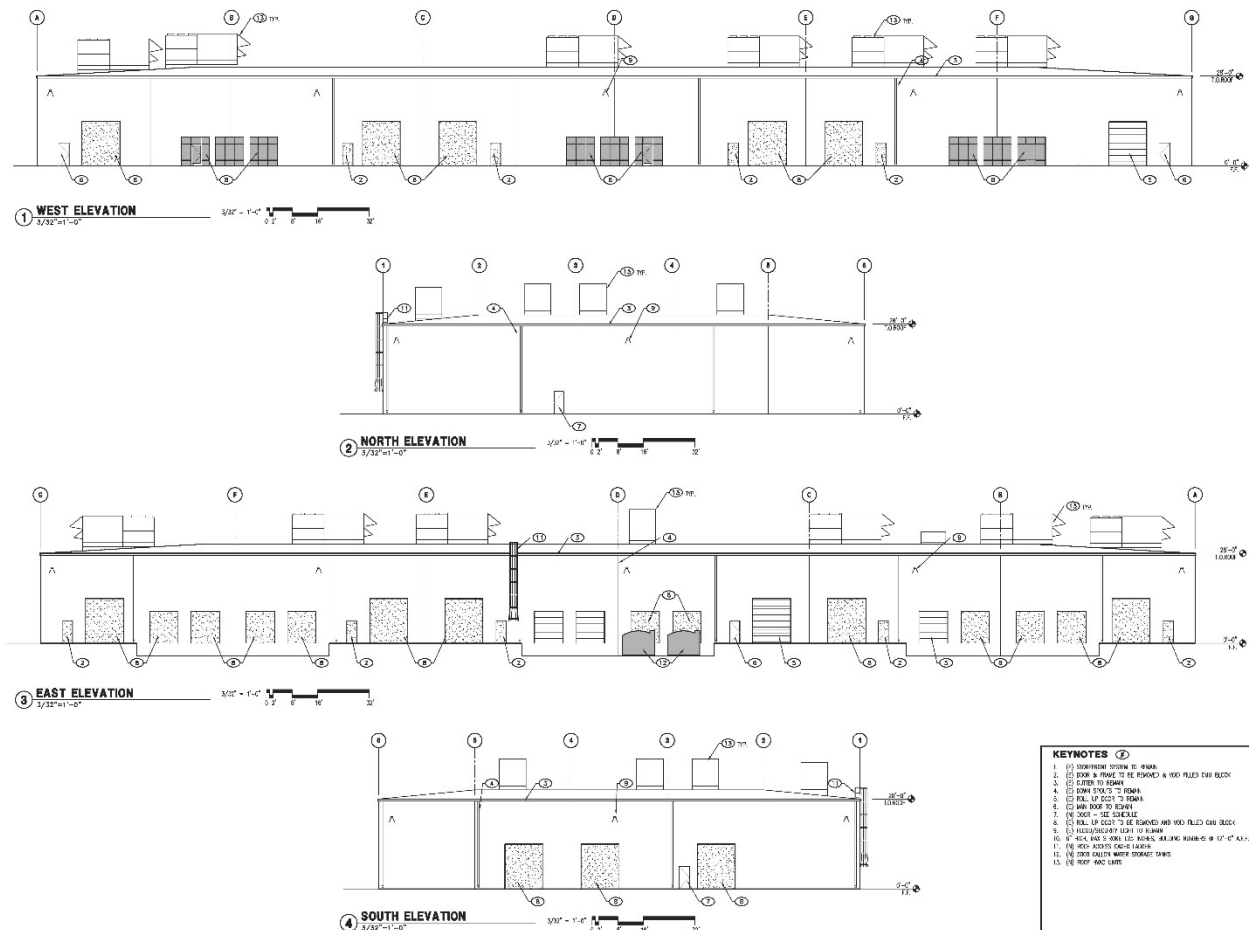


Figure #4: Elevations.



Neighborhood Context

The subject property is in the Heavy Industrial zone (M-2S). The surrounding area is mostly used for industrial purposes. There are no residential zones in the immediate vicinity. A 600-foot radius map of surrounding uses, provided by the applicant, has been reviewed by staff, and the property is not within 600 feet of a K-12 school, or a neighborhood park or community park.

Agency Comments

The previously approved department and agency conditions from Z18-123 & Z20-006 have been applied to this project, with the exception of some of the Police Department conditions, which have been updated to current standards. The Police Department may have additional requirements prior to issuance of the cannabis operating permit. Standard conditions from Solid Waste have been included as conditions.

A final security plan is required to be submitted and approved by the Revenue Division before a Business Operating Permit is issued. The site is required to install security devices per Police Department conditions, and it will be required to install Odor Control Devices at time of issuance of the building permit.

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 business 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

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Class 1, Section Number 15301, Existing Facilities.

Flood Hazard Zone

State Law (SB 5) and Planning and Development Code Chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

Community/Neighborhood Contact

On February 14, 2025, a notice of public hearing for the proposed project was mailed to all addresses, property owners, and community groups located within 500 feet of the subject site. At the time of this report, staff has not received any comments about the proposed project.

Director Hearing

The public hearing is scheduled for February 27, 2025. Staff recommends that the Zoning Administrator approve the project per the proposed findings of fact and with the draft conditions listed below.

Staff finds the proposed cannabis production facility to be an appropriate use for this location as the operations will have a minimal impact on the industrially zoned neighborhood.

Findings of Fact – Conditional Use Permit – Cannabis Production

1. The proposed use and its operating characteristics are consistent with the 2040 General Plan, Industrial Mixed Use. Industrial designated areas represent the built form typically associated with manufacturing, warehousing, and other industrial activities. There is no applicable specific plan or transit village plan for this property.
2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code, in that the site is zoned Heavy Industrial zone (M-2S), which allows for the manufacture or treatment of goods. The production of cannabis is an allowed use in the M-2S zone subject to obtaining a CUP.
3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public and private services and utilities, in that the site will have vehicular access from Rovana Circle. The site will have an internal loading area. Furthermore, the site will be served by the necessary public and private utilities to ensure proper operation of the use.
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. The proposed cannabis production use will not create a nuisance because the building has an internal loading area for the transfer of cannabis products. Additionally, the distribution of cannabis will be provided for by smaller vehicles, rather than large trucks, which are less noticeable in their impacts to surrounding uses.
5. The proposed cannabis production does not include cannabis manufacturing with a volatile solvent.
6. The proposed cannabis production will not result in undue concentration of cannabis production establishments. An undue concentration of cannabis production establishments results when the production use is located within the area bounded by Power Inn Road to the west, Folsom Boulevard to the north, and the city limits to the east and south; and results in more than 2.5 million square feet of building floor space approved by a conditional use permit for cannabis production use in that area. Building floor space designated for a cannabis manufacturing use in a conditional use permit is excluded from the 2.5 million square footage calculation.

This Conditional Use Permit proposes 54,000 square feet of cannabis production consisting of 42,000 square feet of cultivation, 6,000 square feet of distribution, and 6,000 square feet of manufacturing. The combined cultivation/distribution area of the property (SE area cap use) **will be 48,000 square feet**. With the approval of this conditional use permit, the square footage of cannabis cultivation and distribution in this area will not exceed 2.5 million square feet.

Findings of Fact – Site Plan and Design Review

7. The design, layout, and physical characteristics of the proposed development are consistent with the general plan, in that the proposed project is consistent with the Industrial Mixed Use designation. There is no applicable specific plan or transit village plan for this site.
8. The design, layout, and physical characteristics of the proposed development are consistent with the Industrial and Business Park Design Guidelines and with all applicable development standards.
9. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project was analyzed by City departments and was determined that it complies with all applicable development standards.
10. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that there are no changes to the existing building and the proposed buildings are substantially similar in design and materials to the surrounding industrial properties.
11. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged, in that there are no changes to the existing building and the proposed buildings are compatible with the surrounding industrial properties.
12. The design, layout, and physical characteristics of the proposed development 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 there are no changes to the existing building and the proposed buildings are compatible with the surrounding industrial properties.

Findings of Fact – 200-Year Flood Protection

13. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Draft Conditions of Approval – CUP & SPDR**Planning**

1. The project shall conform to the approved plans as shown on the attached exhibits. The interior of the ±54,000 square foot building is approved for 42,000 square feet of cannabis cultivation space, 6,000 square feet of cannabis manufacturing (non-volatile) space, and 6,000 square feet of cannabis distribution space. Minor changes to the interior are permitted to conduct the use.
2. Any expansion of cannabis production uses into additions or new buildings is subject to modification of the Conditional Use Permit.
3. Obtain any required building permits for any construction and renovations that are to remain and may have been previously performed without permits.
4. Retain the existing onsite parking lots and repair any deteriorated parking lot paving.
5. Landscaping shall be maintained per Crime Prevention Through Environmental Design (CPTED) principles. Landscaping shall be retained in compliance with city code requirements for the M-2S zone. Existing front setback planter areas shall be repaired as needed and provided with landscaping and with automatic irrigation.
6. Only one non-illuminated sign is permitted for the use. If a new sign is proposed in the future the maximum size permitted of the sign is six square feet in area. The sign may be attached or detached. If the sign is detached it shall be included in the existing monument sign. A sign permit from the Building Division is required.
7. Install additional lightning on the building, as necessary, to meet CPTED standards or better as outlined and approved by the Sacramento Police Department.
8. Secure or block unused roll-up doors and windows.
9. No tent or canopy structures outside for cannabis production.
10. The site shall be inspected and maintained daily to be clear of litter. A daily maintenance plan to be implemented to control litter and debris.
11. The production permit holder(s) and/or property owner shall provide regular landscape maintenance for the site. The production permit holder(s) and/or property owner shall provide staff a plan that demonstrates meeting this requirement.
12. All dumpsters shall be locked. Refuse containers for cannabis products shall be stored within the buildings.
13. All cannabis related activities shall be performed indoors. No outdoor storage is allowed.

14. No unpermitted cannabis events on the premises shall be hosted by the property owner, tenants, sub-tenants, or guests.
15. 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).
16. Any future exterior modifications to the proposed building or site shall require Site Plan and Design Review by the City.
17. All cannabis project facilities shall be connected to SMUD or PG&E facilities for the supply of all electrical power. Generators shall be used only for emergency electrical service for the duration of any power outage.
18. Outdoor areas shall not be used for any other commercial use unrelated to
19. Trees on the cannabis project site shall be trimmed to avoid interference with security cameras operated as part of the project.
20. No storage of motor vehicles and boats and trailers is allowed on the property, except as registered to onsite cannabis business operations. No tire storage is allowed.
21. Relocate the roof access ladder to the interior of the building.
22. For all roll up doors to be removed and filled with CMU block, provide a skim coat and paint to match the existing adjacent wall surface.
23. To ensure compliance with City Code Sec. 17.600.165, the roof top equipment on the northern half of the building shall be placed at least 20 feet from the building eave. Alternatively, and subject to Design Director approval, a screen wall may be placed between the same equipment and building eave.
24. Any additional changes, additions, or modifications shall require additional review and approval.

Building Division

25. A building permit is required to verify occupancy for a cannabis facility, even if no improvements to the property are proposed. The building permit applications must meet the City's general building permit submittal requirements.

Police Department

26. Site plans and floor plans for the cannabis business facility shall be completed to the satisfaction of the Sacramento Police Department CPTED Sergeant prior to the issuance of a building permit, including the secure lobby/waiting area, the secure loading and transport area(s) for transferring cannabis or cash to or from vehicles, and the secure storage area (safe[s]).
27. 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 80 or higher and a light loss factor of 0.95

- or better. Light poles shall be no higher than 16 feet.
28. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5-foot candles per square foot of parking area at a 6:1 average to minimum ratio.
 29. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
 30. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
 31. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination onto adjacent streets and properties.
 32. 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.
 33. 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.
 34. All solid core exterior doors shall be equipped with a 180-degree viewing device to screen persons before allowing entry. Doors shall remain locked at all times, except for emergencies and deliveries.
 35. Fences shall be a minimum of 6 feet high, constructed of decorative tubular steel, no climb type.
 36. A final security plan for the cannabis business facility shall be submitted for review and approval by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of any Business Operations Permit (BOP) for the site. The following Police Department conditions shall be part of the security plan. The final security plan may be modified with the review and approval of the Sacramento Police Department CPTED Sergeant (or designee). The applicant will follow all provisions of the last submitted and approved security plan. If leased space, each individual tenant (licensee) shall submit a separate security plan for the occupied suite.
 37. Management shall hold employee safety meetings quarterly (at a minimum) to address security concerns and review security policies and procedures (e.g., opening and closing procedures, etc.). The meeting date and time, topics addressed, and names of attendees shall be kept in a log maintained on site.
 38. The security plan must be prepared by a qualified professional (Qualified Manager of a licensed PPO, ACO, Certified Professional Designation from ASIS International, or equivalent).

39. All cannabis products, with the exception of cannabis in the stages of processing (cultivation), shall be stored in a secure storage area during non-business hours.
40. Doors accessing all areas designated as secure storage for cannabis products and/or cash shall be equipped with metal door/frame plates, allowing the plate(s) to be locked with a circular “hidden shackle padlock(s).” These areas shall be locked during all non-business hours. These areas shall remain unlocked during business hours. The shackle padlock(s) should be locked and secured nearby, to the wall, during business hours.
41. All ingress/egress doorways on the exterior of the business shall be equipped with a metal latch guard (plate), to protect the locking mechanism and prevent/deter intrusion via crowbar.
42. The business shall be equipped with and maintain a security system with 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 with line security, and a Video Assessment and Surveillance System (VASS). Holdup/Distress alarm system shall be employed near the secure loading and transportation area, the manager’s office, the lobby/waiting room, and safe(s)/secure storage (wireless personal panic transmitters optional).
43. Burglar alarms shall cause the dispatch of a properly licensed private patrol. The monitoring center will be instructed to notify both the on-site security officer assigned (if applicable) and a duly licensed private patrol operator. Both will be responsible for providing a timely response, not to exceed 20 minutes. The private patrol operator will be instructed and equipped to notify the Security Director in the event of a breach in security (open door). The Security Director or its designee shall be able to respond to assist in evaluating the activation within one hour. Where evidence of criminal activity is discovered by the private patrol operator or the responding Security Manager (or designee), those responding shall retreat to a position of safety and observation, shall alert local law enforcement immediately and shall assist law enforcement with all necessary access to and within the facility as is needed to investigate.
44. Holdup alarms shall cause the dispatch of the Sacramento Police Department.
45. Security system shall be equipped with at least 24 hours of continued operation time in case of power failure.
46. Security system shall be equipped with cellular back-up in case of phone line disruption.
47. A log shall be maintained that shows when the alarm system was armed and disarmed, and by whom.
48. The following are Specifications / Conditions for Video Assessment and Surveillance System (VASS). VASS must provide comprehensive coverage of the safe(s) and secure storage, the lobby, areas of ingress and egress, areas

containing cannabis, the parking lot and loading areas, coverage of all four (4) exterior sides of the property, and adjacent public rights of way. VASS storage must be kept off-site or in a secured area accessible only to management, capable of storing no less than 90 days' worth of activity, capable of exporting footage to common media in a standard viewing format, and shall not require proprietary software for third party viewing. The manager with access to the VASS storage shall be able to respond to any activation within one hour. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

49. The premises shall be equipped with Live Video Monitoring Analytics for each side of the structure on which there is an entrance/exit leading to the business. The system shall allow for the monitoring company to audibly engage suspects on the property. Monitoring shall be performed by a licensed third party Alarm Company Operator (ACO) or Private Patrol Operator (PPO), or equivalent. Live Video Monitoring shall be operational during ALL non-business hours.
50. 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, and the secure lobby, so that employees may monitor the outside environment prior to exiting the facility. Monitors depicting the exterior of the secure loading area shall be mounted on the interior to allow employees to view the exterior prior to allowing access.
51. The applicant shall post the property No Trespassing and No Loitering. The applicant shall designate a properly permitted and approved private patrol company as agent for trespass. No trespassing signs shall cite 602K PC and 9.16.140 SCC.
52. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
53. All dumpsters shall be kept locked or in locked enclosures.
54. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
55. The operator shall be responsible for the daily removal of all litter from the site.
56. Applicant shall install a law enforcement "Knox Box" for after-hours police access to the exterior areas of the property.
57. All crimes occurring on the premises shall be reported to the Sacramento Police Department within 24 hours. All crimes involving employees, agents, or representatives of the business, that occur while the employee, agent, or representative is acting on behalf of the business, within the City of Sacramento, shall be reported to the Sacramento Police Department within 24 hours. In the event the reporting party is advised by the Sacramento Police Department that officers will not be responding for a report, the incident/crime shall be reported

on-line at www.cityofsacramento.org/Police, listing the name and address of the business as an involved entity. The Office of Cannabis Management shall also be notified.

58. All crimes involving employees, agents, or representatives of the business, that occur outside of Sacramento city limits, while the employee, agent, or representative is acting on behalf of the business, shall be reported to the City of Sacramento's Office of Cannabis Management and Enforcement within 72 hours. The report shall reference the premises of 8430 Rovana Circle, Unit Number if applicable, business name, the type of crime, a summary of the incident, the jurisdiction in which it occurred, the investigating law enforcement agency, and that agency's report number. The report shall be sent to the Office of Cannabis Management at 915 "I" Street, Sacramento, CA 95814 and/or e-mailed to: cannabis@cityofsacramento.org.
59. Storage containers, loose debris, and non-operational vehicles shall not be allowed in the parking area of the property.
60. Distribution vehicles shall be equipped per BCC regulations.
61. Crash-rated bollards or other devices rated at K4 or higher shall be installed in front of any glass storefront type areas to prevent vehicle intrusion.

Fire Department

62. Any modifications to the facility must be done under permit by way of plan review for compliance to the Fire and Building Codes.
63. 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.
64. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division.
65. Obtain any required operational permits from the Sacramento City Fire Prevention Division.
66. Identify if any extraction or growing enrichment processes are to be done and provide details for the means in which it is to be accomplished.
67. Provide a hazardous materials management plan and an inventory statement for any hazardous materials to be stored on-site in accordance with section 5001.5 of the CFC.
68. Provide documentation to verify that any fire and life safety systems 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-year service).

Sacramento Municipal Utility District (SMUD)

69. To ensure a timely service connection, the Applicant must submit an anticipated energy load calculation for SMUD's review before requesting service connection. Depending on the anticipated electrical load, additional electrical equipment and/or upgrades may be needed. Due to a large demand for service in this area, additional SMUD offsite system improvements will be necessary. Requests for new/upgraded service connections will exceed the typical 4-6- month timeline. SMUD welcomes the opportunity to discuss your specific service needs. The Applicant may also direct specific questions regarding their service connection to: IndoorCultivation@smud.org.
70. 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.
71. SMUD reserves the right to use any portion of its easements 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.
72. 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.).
73. 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.
74. 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-Solutions-and-Rebates/Design-and-Construction-Services>
75. If the sum of the panel sizes for a parcel exceeds 4,000 amps, the New Business service requirements will be service from SMUD's 69kV electric system. This will require the Applicant to provide a substation with a transformer.
76. Space on the premises for pad-mounted transformer(s) and pad-mounted switchgear is likely needed, the precise size and quantity of which will be dependent on the load/service size.
77. 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.

Sacramento Area Sewer District (SASD)

78. Prior to the issuance of a building permit: Changing the use of this property may require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. The applicant should contact the Permit Services Unit at 916-876-6100 for sewer impact fee information.

Solid Waste

79. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.
80. The project must have sufficient space to accommodate bins for trash, recycling, and organics. Smaller containers may be used with an increase in collection frequency. Service level minimums for recycling and organics can be found in Ch. 13.24.600.
81. Applicant must provide a statement of how trash, recycling and organics will be organized and collected after project is complete, per City Code Chapter 17.616.020. This statement must explain how the property manager will collect from the trash, recycling and organics receptacles located around the site and place each material type in the appropriate bin in the trash enclosure.
82. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
83. Solid waste trucks must have gate access to provide services if bins are stored behind the gate.
84. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition>. Please contact the Solid Waste C&D team if you have any questions. 916-808-0965. C&D@cityofsacramento.org.

Advisory Notes


- AV1. *PLANNING*: "Pursuant to Sacramento Planning and Development Code § 17.808.400.A.1.a.ii, the use or development project authorized by this permit must be "established" — as specified in Sacramento Planning and Development Code § 17.808.400.A.1.b or c, as applicable — no later than February 27, 2028, or this permit shall expire and be void."
- AV2. *PLANNING*: *The M-2S zone requires a 25-foot landscape setback along all street frontages. Per City Code section 17.612.010, All minimum required front-yard and street side-yard setbacks shall be landscaped and maintained. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if*

it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

- AV3. *PLANNING*: Any future proposed parking lot is subject to all shading and other development standards of the City Code. Site Plan and Design Review (SPDR) approval is required prior to the creation of a new parking lot.
- AV4. *PLANNING*: The approval of this project does not authorize any previous unpermitted work. Any existing unpermitted exterior building or site work is subject to SPDR approval.
- AV5. *POLICE*: City of Sacramento permits must be obtained for private patrol, alarms,
- AV6. *FIRE*: Provide an egress plan that identifies all required exit pathways and the location of access or egress-controlled doors to verify that access to exits will not be impeded.
- AV7. *FIRE*: The life safety/egress plan should include travel distances for both the common path of travel and maximum path of travel from all areas within the facilities. This means that the path is measured from the farthest point inside the flower rooms, not just the entrances to the rooms. (CBC section 1006.2.1 for Common Path of Travel, Section 1017 for Exit Access).
- AV8. *FIRE*: Provide appropriate Knox access for site. CFC Section 506.
- AV9. *FIRE*: Identify any fencing and gates on the plans to verify that fire department access is not hindered or egress from the building to the public right of way. Provide details as needed to show configuration of any additional security measures such as barbed or concertina wire.
- AV10. *FIRE*: Any vehicle access gates that are located on drive lanes required for Fire Department access must have a gate width that provides a minimum of 20 feet clear access width.
- AV11. *FIRE*: If any automatic gates are to be installed, they shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.
- AV12. *SASD*: The existing building is currently connected to public sewer. Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards apply to any onsite and offsite sewer construction.

Respectfully Submitted: 

Robert W. Williams
Associate Planner

Approved: 
[Thomas Vogt \(Feb 20, 2025 10:51 PST\)](#)

Thomas Vogt
Senior Planner

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 decision. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

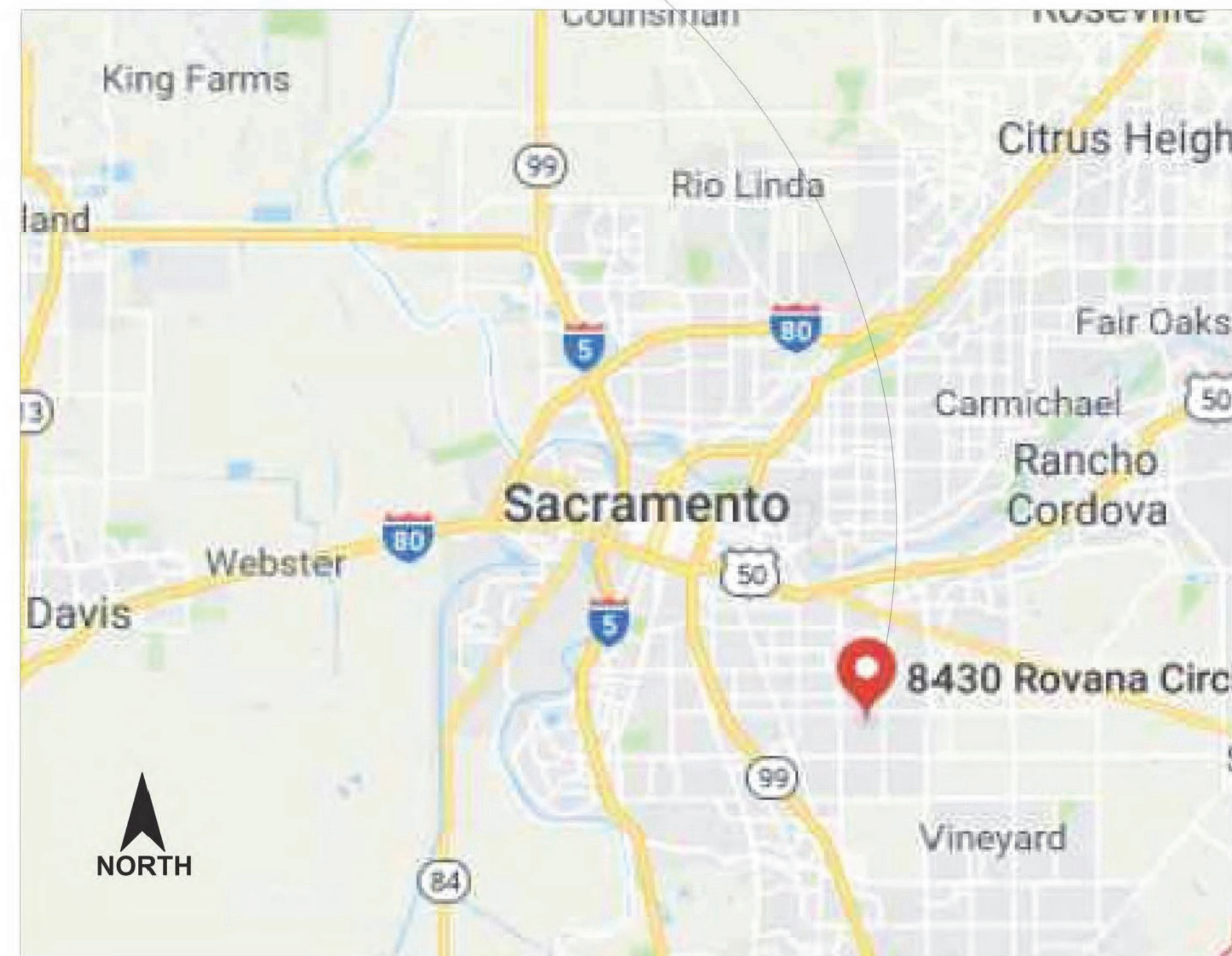
A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either **three years** from the effective date of approval of the discretionary permit; **or the time specified by the decision-maker**, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

APPLICABLE CODES:	
1. 2022 CBC	
2. 2022 EBC	
3. 2022 MBC	
4. 2022 PBC	
5. 2022 CALIFORNIA FIRE CODE (CFC).	

BUILDING INFO:	
BUILDING AREA:	
(E) INDUSTRIAL SPACE:	(E) BUILDING "A" = 54,000 SF
LOT SIZE:	124,582 SF
(N) STRUCTURE:	NO
PROPOSE FLOOR AREA TOTAL:	(N) CANNABIS MICRO BUSINESS 54,000 SF
OCCUPANCY & CONSTRUCTION TYPE:	
CONST. TYPE:	TYPE III-N
FIRE PROTECTION:	SPRINKLERED
OCCUPANCY:	B-2
NUMBER OF STORIES:	1
MAXIMUM HEIGHT:	28'-0"
PARKING:	
NO CHANGE , SEE PARKING MATRIX	

PROPERTY DESCRIPTION:	
LEGAL DESC.	FLORIN-PERKINS INDUSTRIAL PARK, LOT 15
APN NO.	064-0010-085
LOT AREA:	124,582 SF
ZONING:	M-2S-HEAVY INDUSTRIAL
HILLSIDE:	NO

VICINITY MAP, NTS:
8430 ROVANA CIR.



Hobbs Holdings, LLC
8430 Rovana Circle
Sacramento, California 95828

PARKING MATRIX

- NO CHANGE IN PARKING PROPOSED EXISTING PARKING LOT TO REMAIN
- (E) INDUSTRIAL WAREHOUSE
54,000 SF / 1000 = 54 PARKING
- (N) CANNABIS CULTIVATION
54,000 SF / 2000 = 27 PARKING
- PROVIDED 54 PARKING INCLUDE 2 ADA

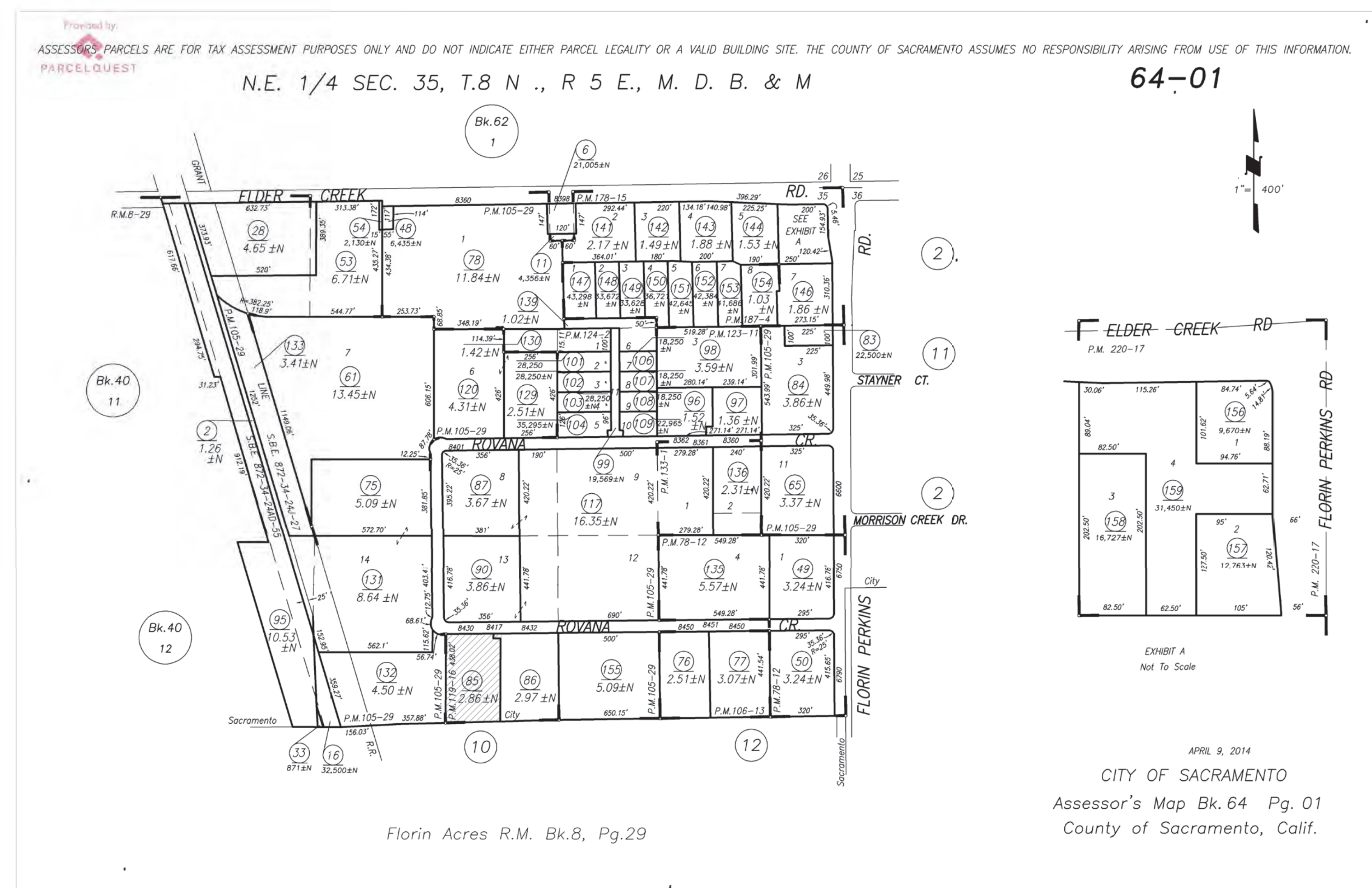
SCOPE OF WORK

NEW CONDITIONAL USE PERMIT, MODIFYING ORIGINAL (Z18-123) AND PRIOR MINOR MODIFICATION (Z-20-006) FOR THE ENTITLEMENT APPLICATION FOR A CANNABIS BUSINESS (CULTIVATION, MANUFACTURING & DISTRIBUTION) AT TWO SUITES WITHIN AN EXISTING BUILDING IN THE CITY OF SACRAMENTO.

- NO ADDITIONAL SQUARE FOOTAGE PROPOSED
- INTERIOR CONSTRUCTION ONLY
- NO CHANGE IN SITE PLAN
- NO LANDSCAPING CHANGES PROPOSED
- NO COSMETIC ALTERATION TO STOREFRONTS

SHEET INDEX

- CUP-1 COVER SHEET
- CUP-2 PROPOSED SITE PLAN
- CUP-3 FLOOR PLANS
- CUP-4 REFLECTED CEILING PLAN
- CUP-5 ROOF PLAN
- CUP-6 EXTERIOR ELEVATIONS



1/CS1.0: PARCEL MAP, NTS

CANNABIS FACILITY CUP for
HOBBS HOLDINGS, LLC
8430 ROVANA CIRCLE
SACRAMENTO, CALIFORNIA 95828

COVER SHEET

REVISIONS	
DATE	DECEMBER 23, 2024
SCALE	AS NOTED
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SHEET	

CUP-1

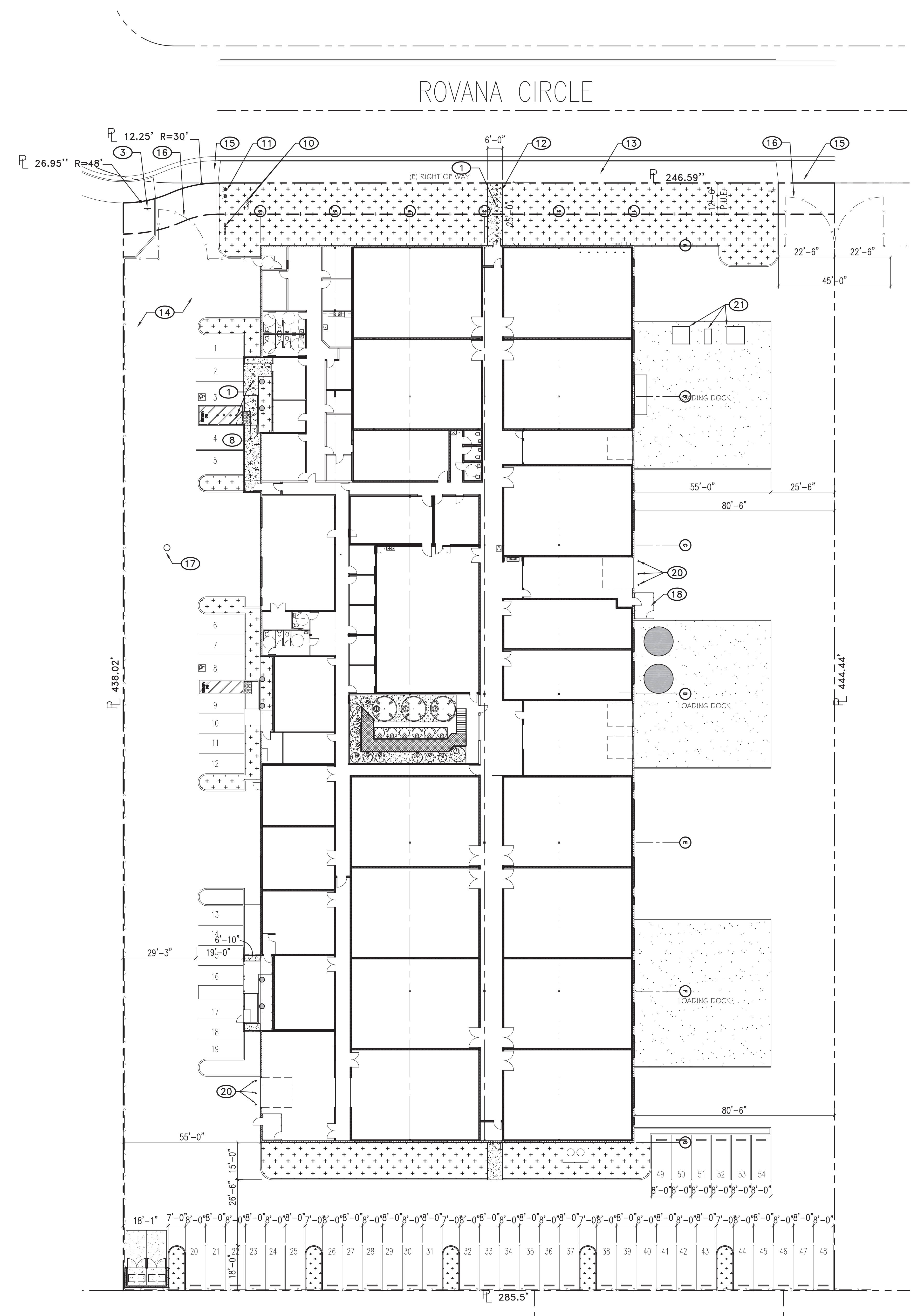
- KEYNOTES**
- 1. PATH OF TRAVEL MAX. 5% SLOPE DIRECTION OF TRAVEL AND MAX. 2% CROSS SLOPE. THE PATH OF TRAVEL IS FULLY COMPLIANT
 - 2. VAN ACCESSIBLE PARKING - SEE 8/A1.0
 - 3. (E) ACCESSIBLE SITE ENTRY SIGN - SEE 2/A1.0
 - 4. (E) VAN ACCESSIBLE PARKING STALL SIGN - SEE 3/A1.0
 - 5. (E) VAN ACCESSIBLE PARKING STRIPPING SEE 8/A1.0
 - 6. (E) TRUNCATED DOMES - SEE 7/A1.0
 - 7. (E) ACCESSIBLE BUILDING ENTRANCE SIGN - SEE 4/A1.0
 - 8. (E) CURB RAMP - SEE 9/A1.0
 - 9. (E) ELECTRICAL EQUIPMENT/METER
 - 10. (E) BACKFLOW PREVENTER
 - 11. (E) FIRE HYDRANT HOOK-UP
 - 12. (N) ACCESSIBLE WALKWAY
 - 13. (E) SIDEWALK
 - 14. (E) PAVEMENT
 - 15. (E) APRON
 - 16. (E) GATE
 - 17. (E) SITE DRAIN
 - 18. (N) ORNAMENTAL SECURITY FENCE ENCLOSURE WITH PICKETS 4" O.C. 0/ 12 GA. McNICOLS S.S. MESH PANELS ATTACH TO EA. PICKET WITH #12 SELF TAP S.S. @ 12" O.C. 0/ HSS 3"x 3" FRAME ENCLOSURE
 - 19. (N) ORNAMENTAL SECURITY GATE - SEE 9/A1.1
 - 20. RETRACTABLE BOLLARDS - SEE 10/A1.0
 - 21. ELECTRICAL TRANSFORMERS - SEE ELECTRICAL
 - 22. (N) 6" CURB
 - 23. (N) CONCRETE SLAB
 - 24. (E) CONCRETE CURB TO BE REMOVED



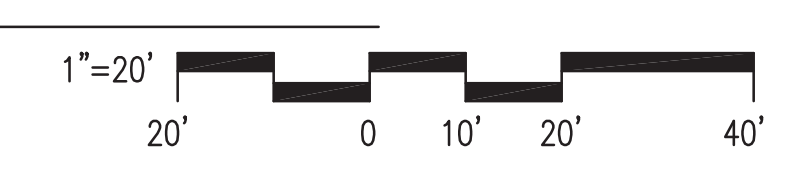
205 23rd Street, Suite 130
Sacramento, CA 95816
916 498-7900

**CANNABIS FACILITY CUP for
HOBBS HOLDINGS, LLC
8430 ROVANA CIRCLE
SACRAMENTO, CALIFORNIA 95828**

SITE PLAN

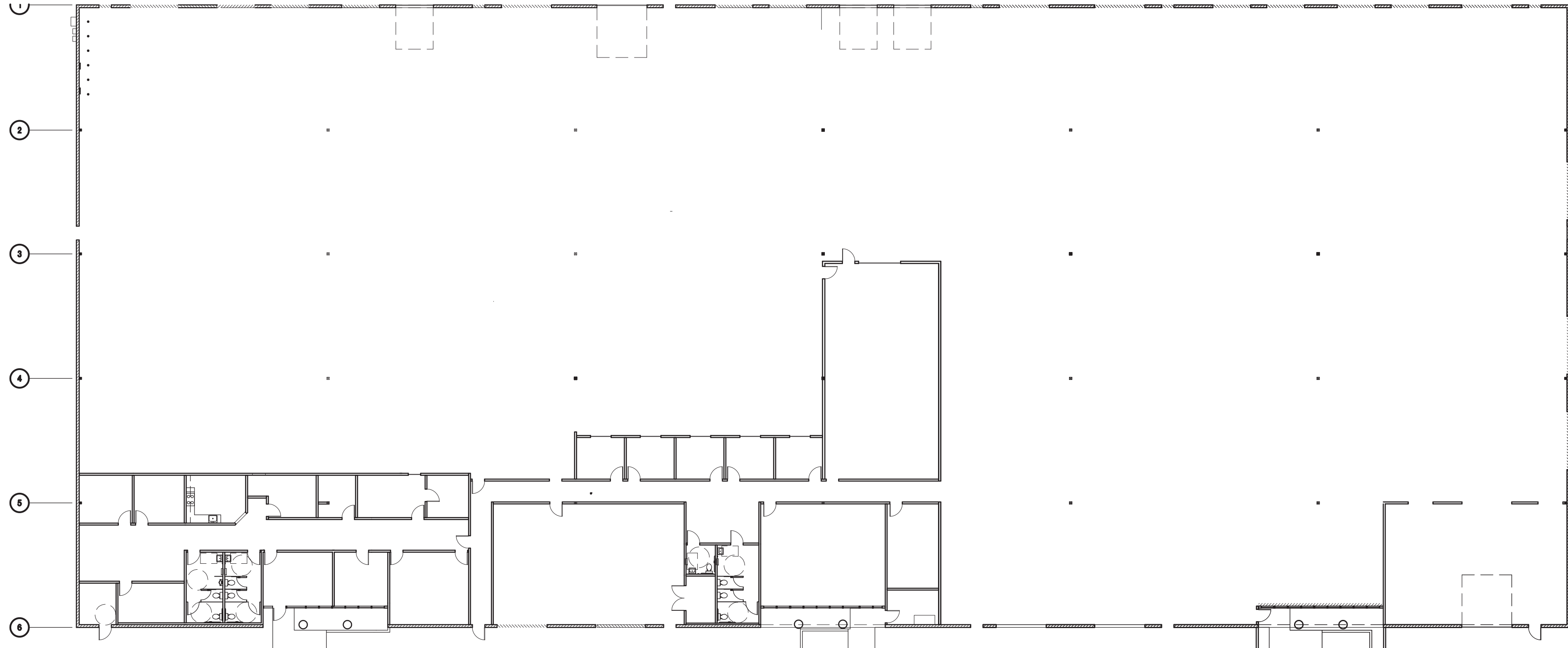


1 SITE PLAN
1/20"=1'-0"



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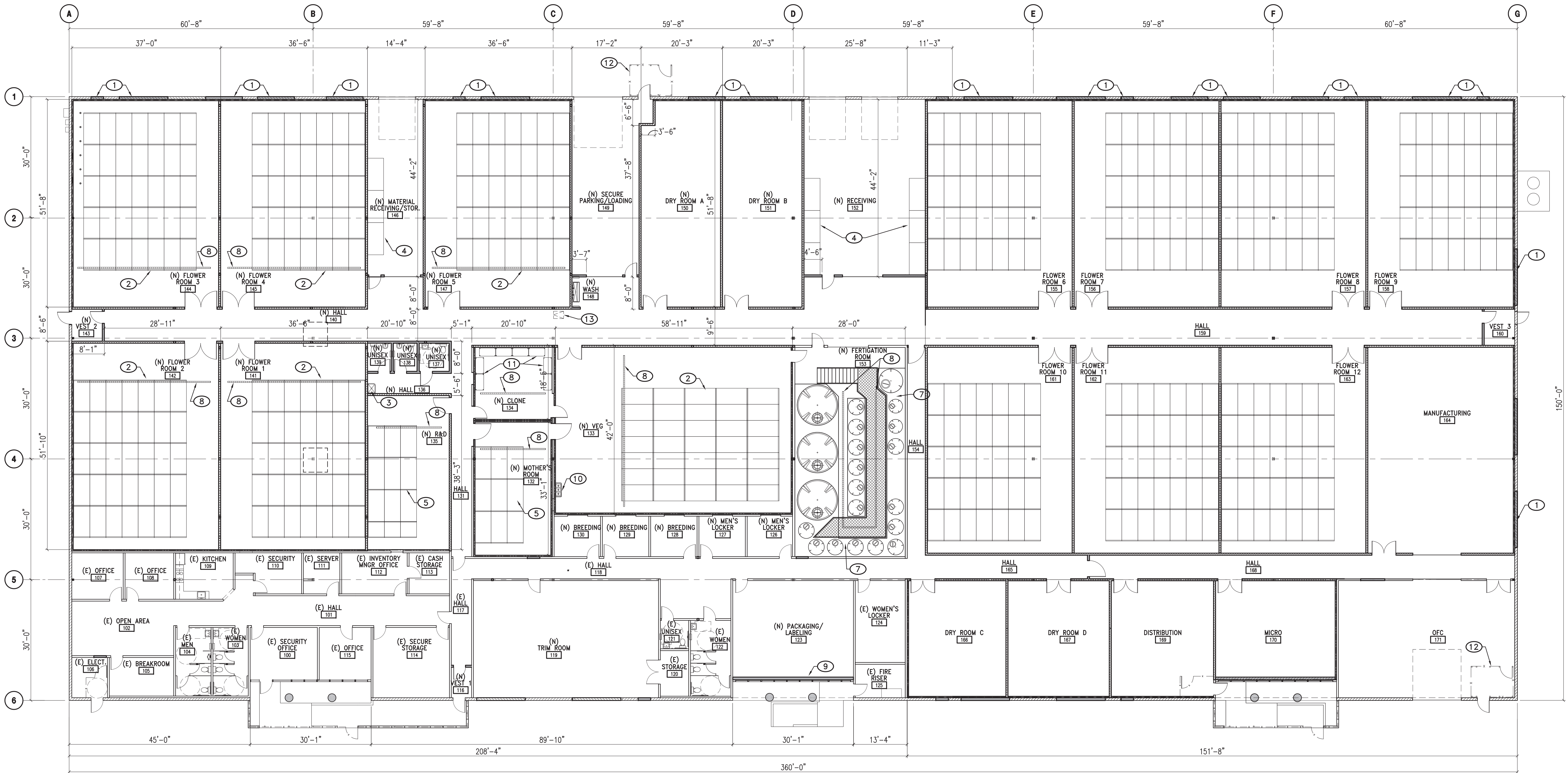
2 EXISTING FLOOR PLAN
1"=20'-0"

WALL LEGEND

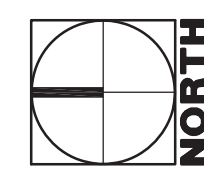
- EXISTING EXTERIOR WALL: CONCRETE TILT UP PANELS TO REMAIN
- EXISTING INTERIOR WALL CONSTRUCTION TO REMAIN
- (N) 8x8x16 CMU BLOCK WALL INFILL
- (N) METAL STUD WALL
- (N) WALL TYPE 6" DPS PANELS
- (N) WALL TYPE 4" DPS PANELS ADJACENT TO CONCRETE WALL
- (N) WALL TYPE 4" DPS PANELS ADJACENT TO (E) METAL STUD WALL

KEYNOTES #

1. (N) CMU WALL INFILL
2. (N) PROPOSED RACKING SYSTEM WITH 4'x8' TRAYS
3. (N) MOP SINK
4. (N) 6" HIGH SHELVING
5. (N) PROPOSED GROW GLIDE RACK SYSTEM WITH 4'x 8' TRAYS
6. (N) CATWALK WITH 7" CLEARANCE BELOW
7. (N) RAISED 6" CONCRETE CURB AND TANK PLATFORM
8. (N) TRENCH DRAIN - SEE PLUMBING
9. (N) CMU BLOCK WALL
10. (N) THREE COMPARTMENT SINK - SEE PLUMBING
11. (N) 24"D x 48"W x 72"H RACKS
12. (N) DEA CAGE ENTRY
13. ATTIC ACCESS ABOVE



1 PROPOSED FLOOR PLAN
3/32"=1'-0"



CANNABIS FACILITY CUP for
HOBBS HOLDINGS, LLC
8430 ROVANA CIRCLE
SACRAMENTO, CALIFORNIA 95828

FLOOR PLANS

REVISIONS	

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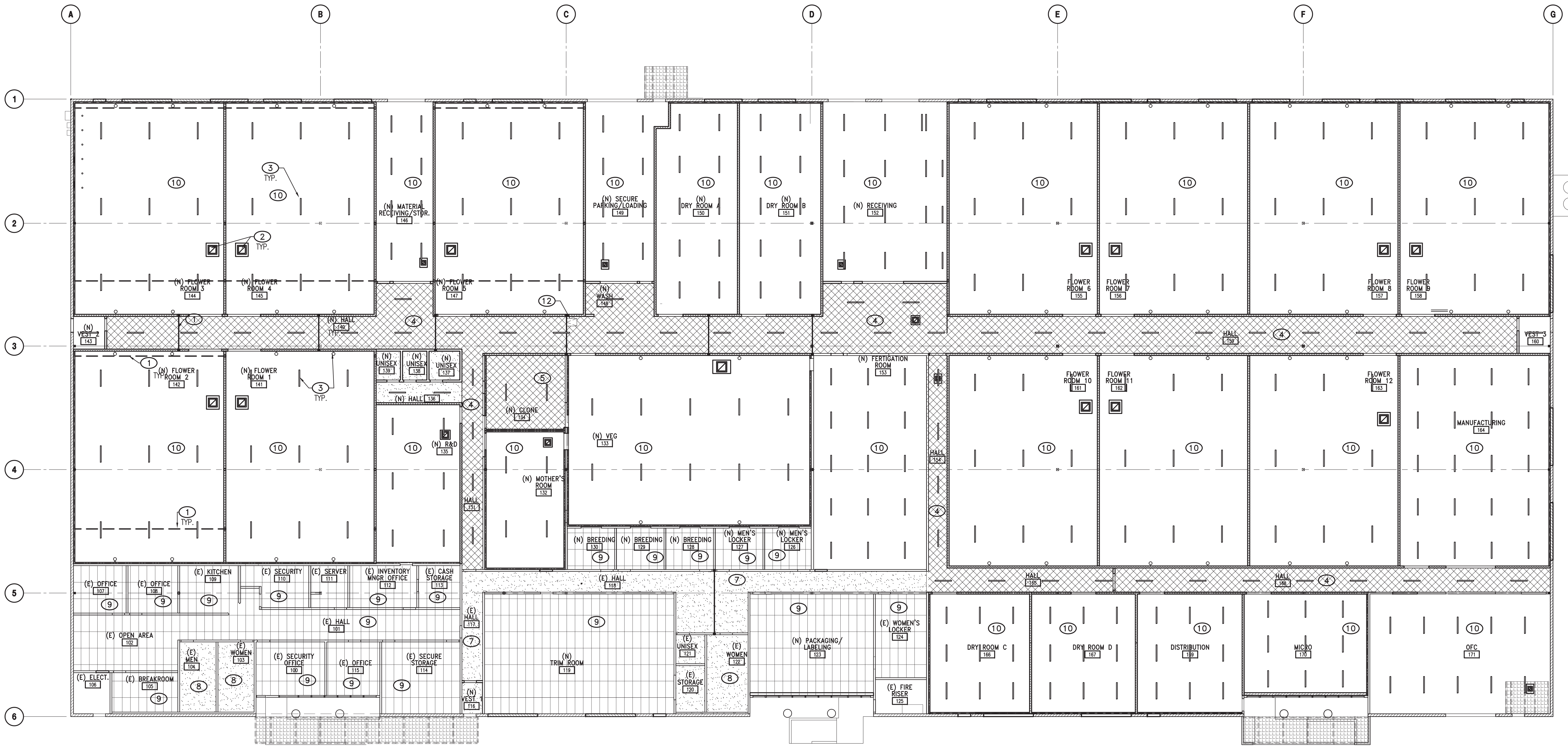


CEILING LEGEND

- (E) HARD LID CEILING
- (E) 2X4 SUSPENDED ACOUSTIC CEILING
- (N) DPS CEILING SYSTEM
- (E) EXIT SIGNS
- (E) LIGHT FIXTURES
- (E) MECHANICAL DIFFUSERS
- (E) FIRE SPRINKLERS
- (E) FIRE STROBE

KEYNOTES #

- (N) BEAM - SEE STRUCT.
- (N) EXHAUST - SEE MECH.
- (N) LIGHTING - SEE ELECTRICAL
- (N) DPS CEILING SYSTEM AT 16'-0"
- (N) DPS CEILING SYSTEM AT 12'-0"
- (N) CEILING AT 10'-0" HIGH
- (E) DROP CEILING @ 11'-0"
- (E) DROP CEILING @ 9'-0"
- (E) 2X4 SUSPENDED ACOUSTIC CEILING
- (N) SPRAY ON CLOSE CELL FOAM CEILING BELOW (E) ROOF STRUCTURE
- (E) ROOF STRUCTURE
- (N) 20"x 30" ATTIC ACCESS



**CANNABIS FACILITY CUP for
HOBBS HOLDINGS, LLC
8430 ROVANA CIRCLE
SACRAMENTO, CALIFORNIA 95828**

**REFLECTED
CEILING PLAN**

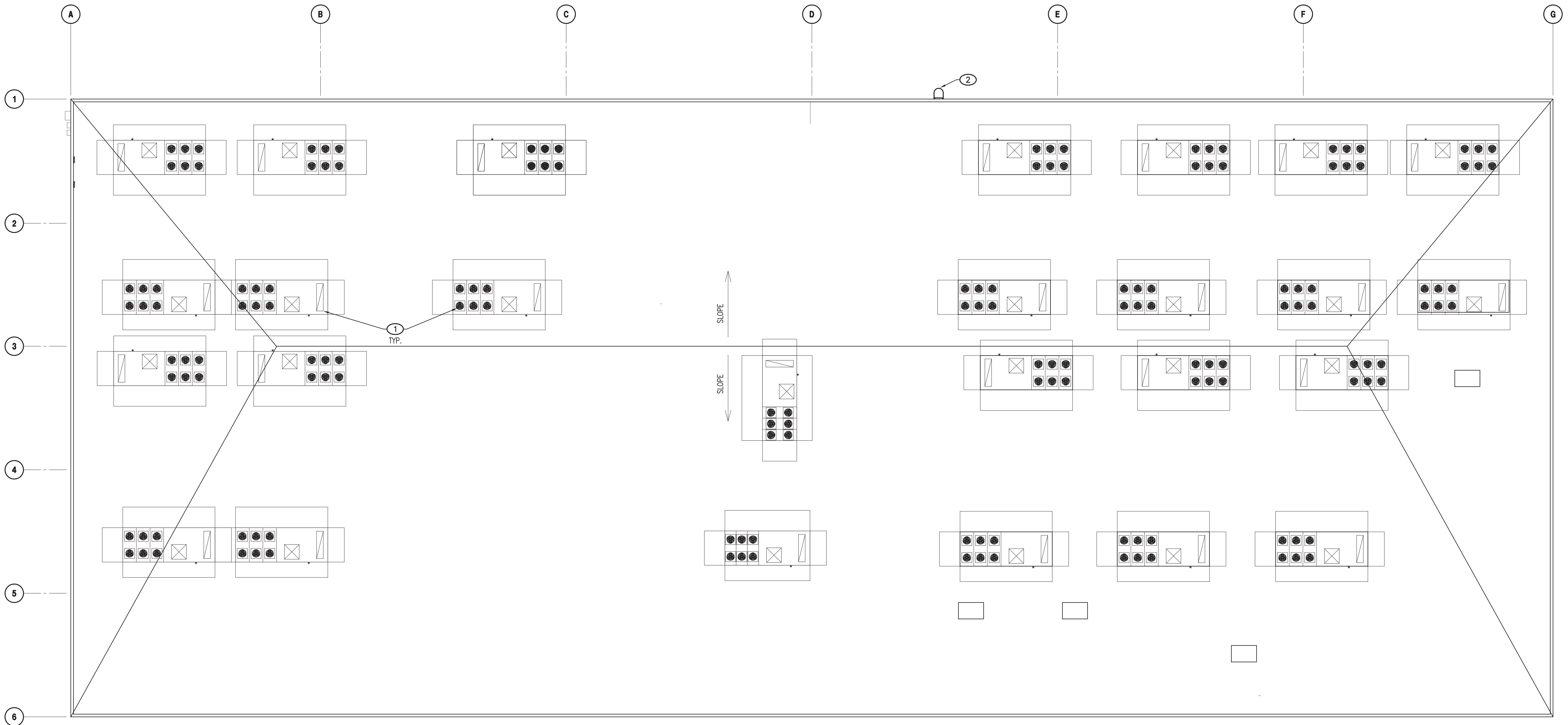
REVISIONS

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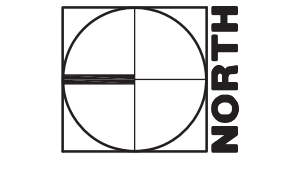
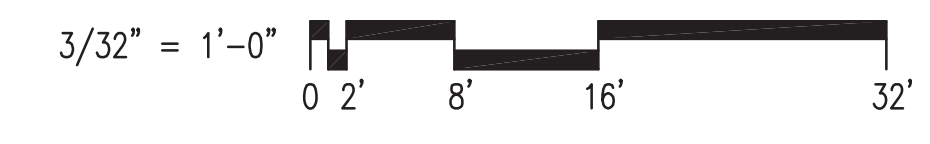
1 REFLECTED CEILING PLAN 3/32" = 1'-0"
3/32" = 1'-0" 0' 2' 8' 16' 32'

KEYNOTES #
1. (N) MECHANICAL ROOF UNITS
2. (N) ROOF ACCESS CAGE LADDER

**CANNABIS FACILITY CUP for
HOBBS HOLDINGS, LLC
8430 ROYANA CIRCLE
SACRAMENTO, CALIFORNIA 95828**



1 NEW ROOF PLAN
3/32"=1'-0"

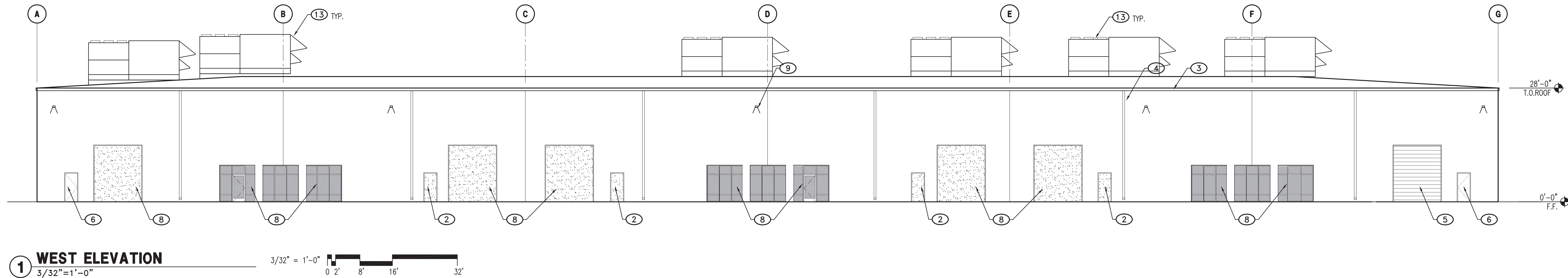


ROOF PLAN

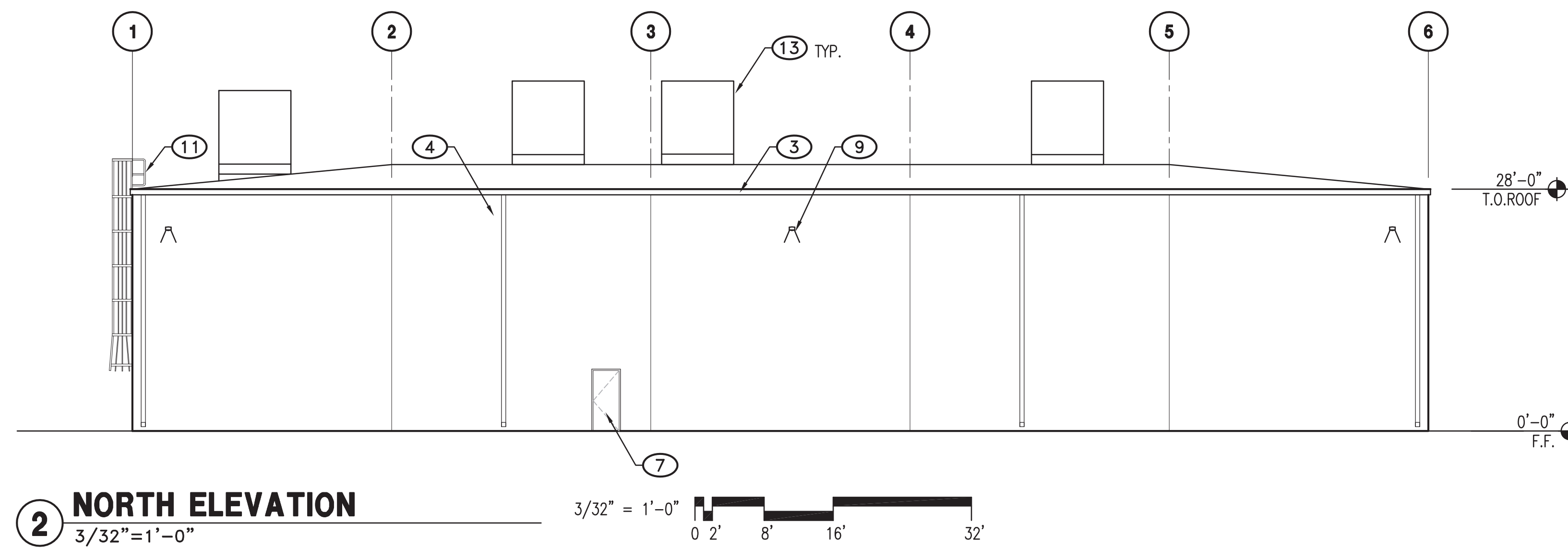
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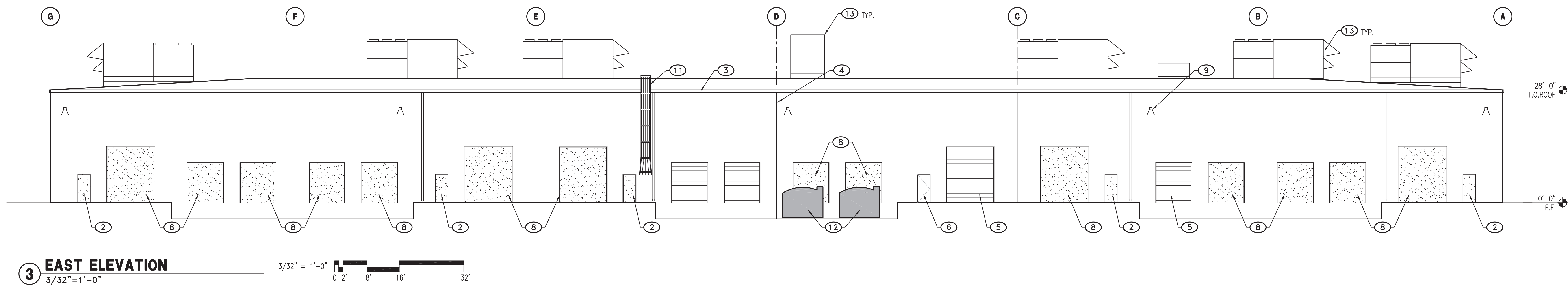
Exhibits: Z25-007



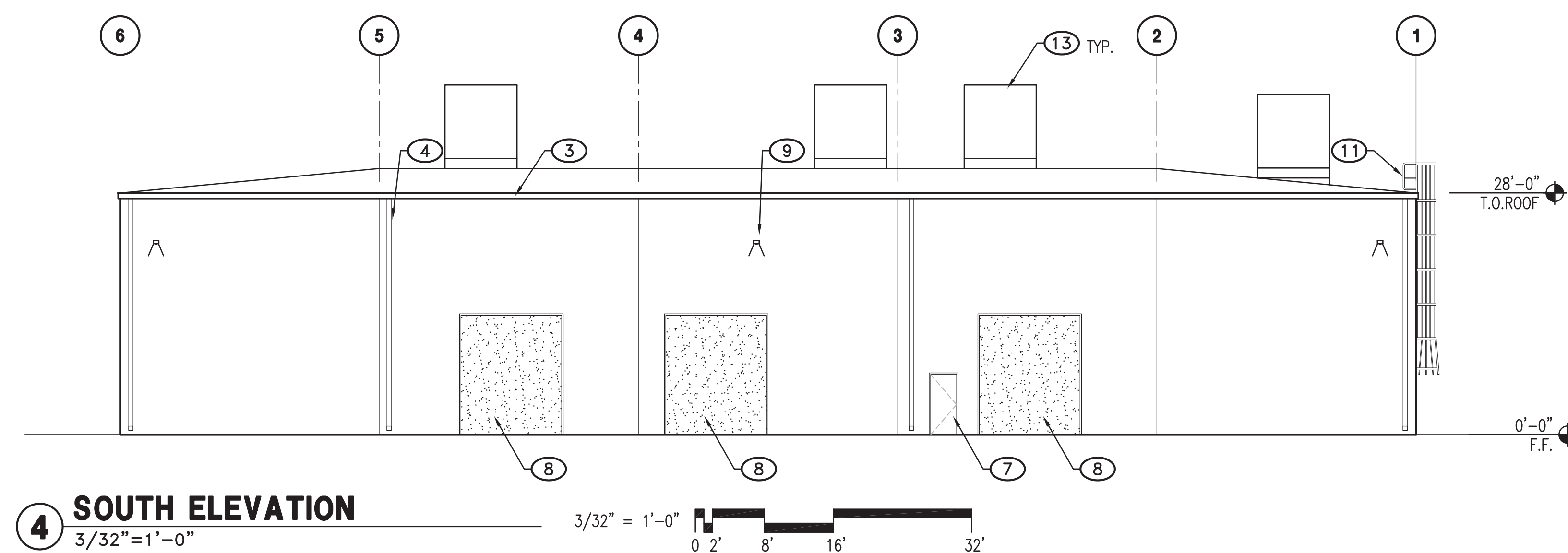
1 WEST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"



3 EAST ELEVATION
3/32"=1'-0"



4 SOUTH ELEVATION
3/32"=1'-0"

- KEYNOTES #**
1. (E) STOREFRONT SYSTEM TO REMAIN
 2. (E) DOOR & FRAME TO BE REMOVED & VOID FILLED CMU BLOCK
 3. (E) GUTTER TO REMAIN
 4. (E) DOWN SPOUTS TO REMAIN
 5. (E) ROLL UP DOOR TO REMAIN
 6. (E) MAN DOOR TO REMAIN
 7. (N) DOOR - SEE SCHEDULE
 8. (E) ROLL UP DOOR TO BE REMOVED AND VOID FILLED CMU BLOCK
 9. (E) FLOOD/SECURITY LIGHT TO REMAIN
 10. 6" HIGH, MAX STROKE 1.25 INCHES, BUILDING NUMBERS @ 12'-0" A.F.F.
 11. (N) ROOF ACCESS CAGED LADDER
 12. (N) 5000 GALLON WATER STORAGE TANKS
 13. (N) ROOF HVAC UNITS

EXTERIOR ELEVATIONS

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