

# Commercial Cannabis Business Permit Applications (CCBP) #24-01 and #24-02

Moak, Inc.

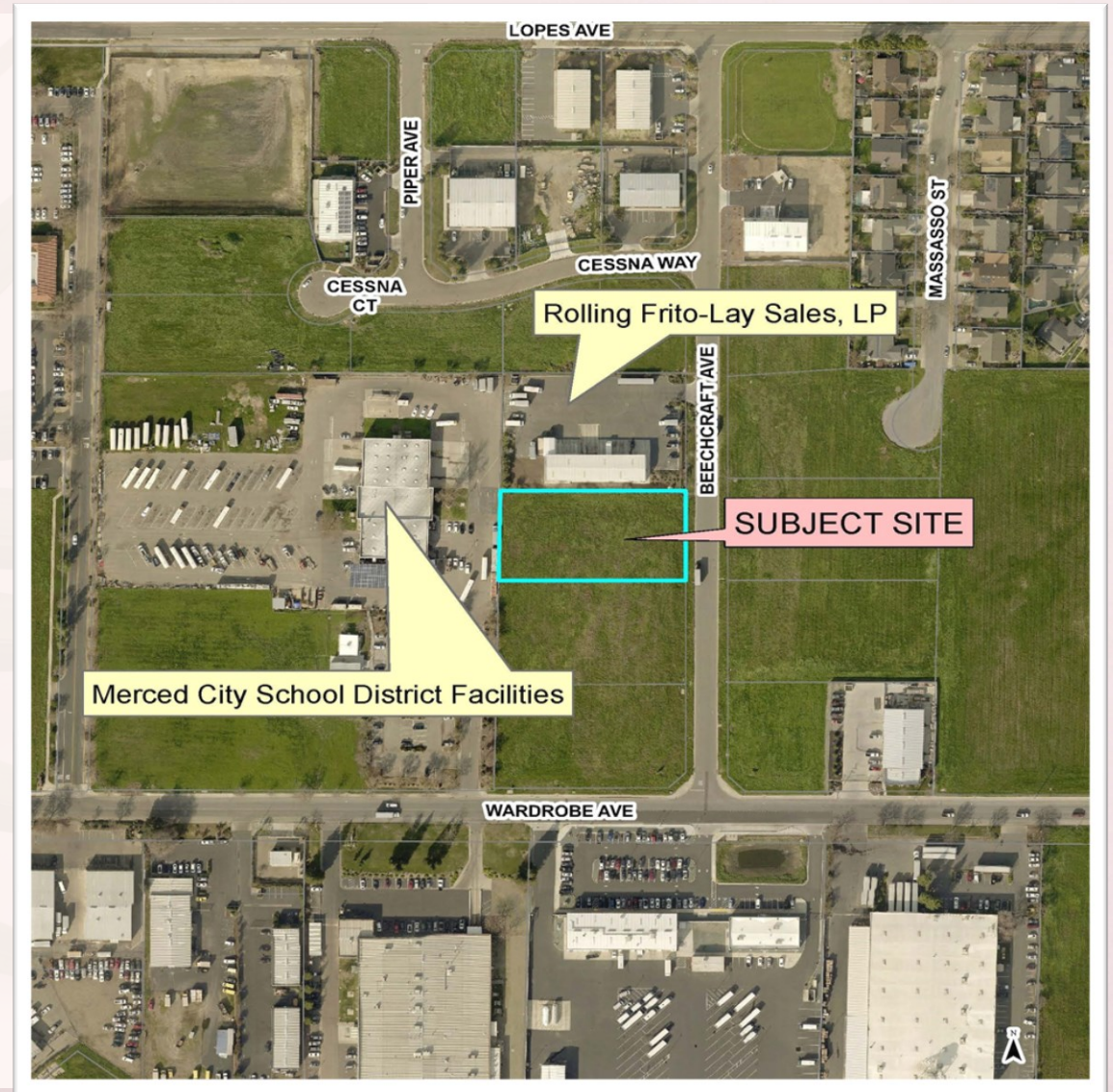
Commercial Cannabis Manufacturing and Distribution

847 Beechcraft Avenue

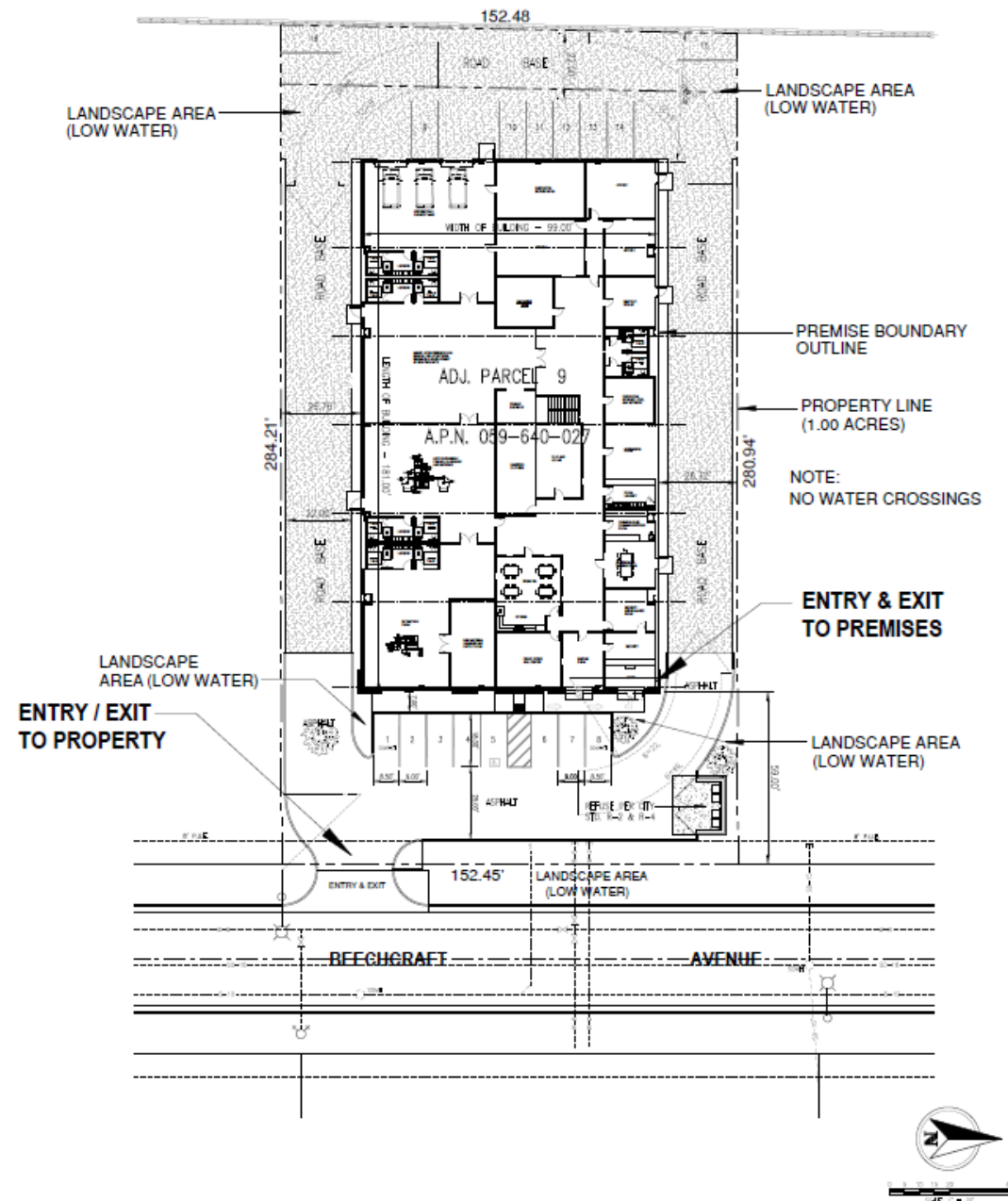


# SUBJECT SITE

- ZONED LIGHT INDUSTRIAL (I-L)
- DESIGNATED IN GENERAL PLAN AS INDUSTRIAL (IND) USE
- APPROXIMATELY 43,045 SF VACANT LOT
- ADJACENT TO INDUSTRIAL USES

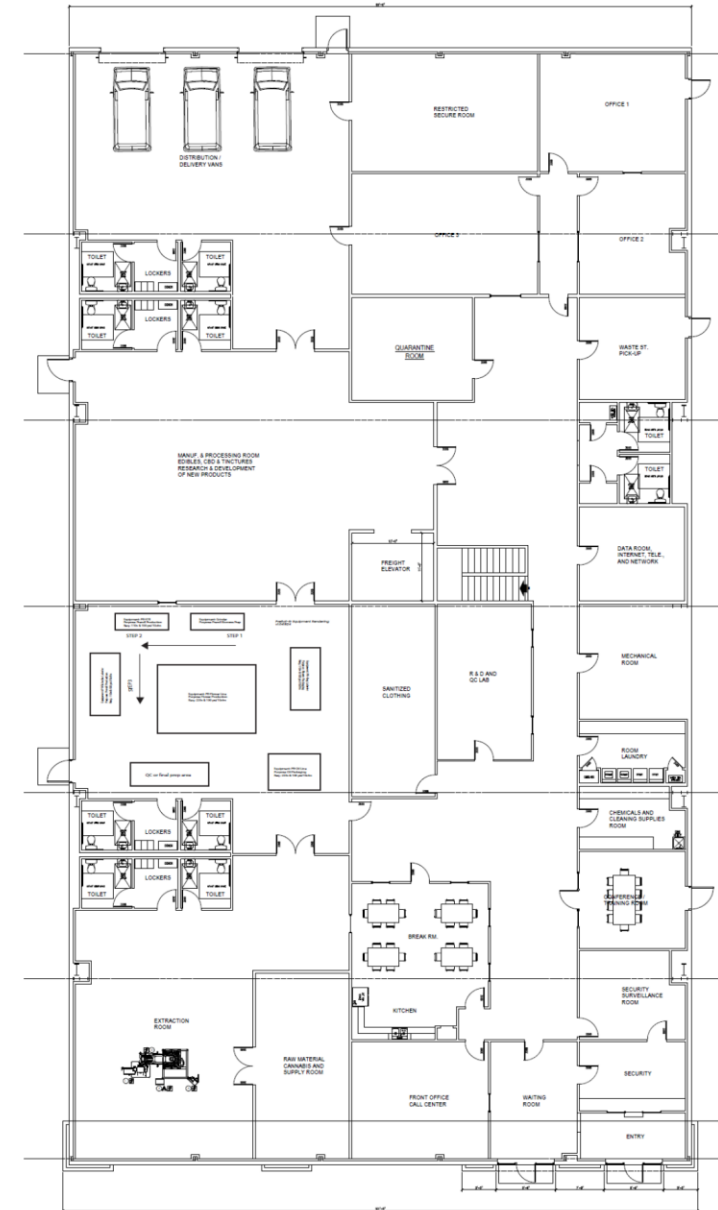


# 847 Beechcraft Avenue

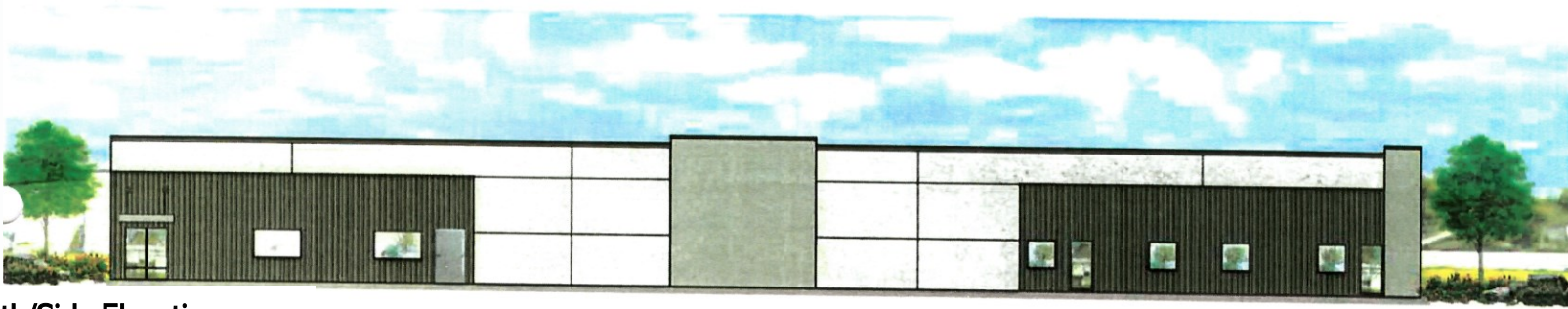




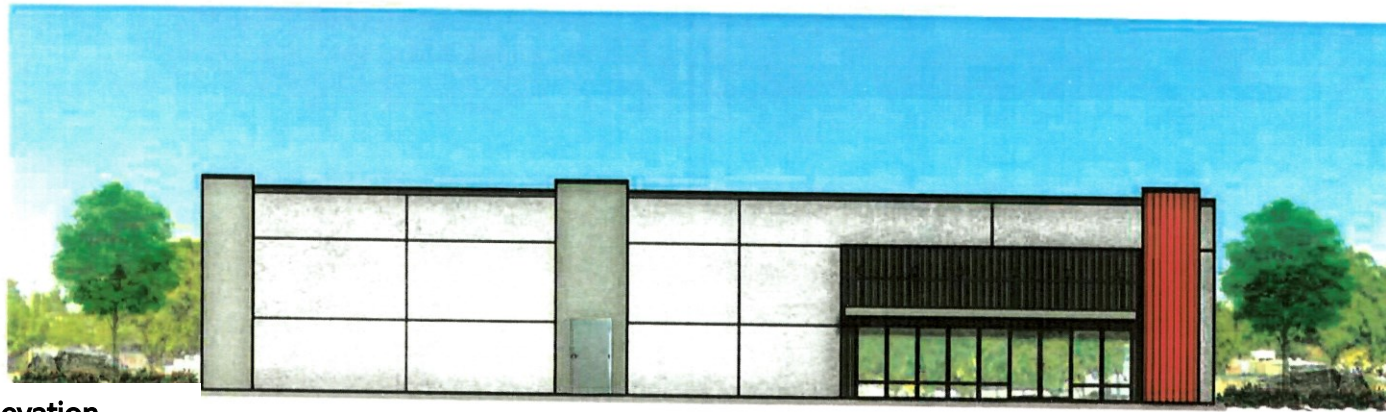
# FLOOR PLAN– 847 Beechcraft Avenue



# ELEVATIONS



**North/Side Elevation**



**East/Front Elevation**





# OPERATIONS

- Hours of Operation to be Monday through Friday, from 8:00 a.m. to 5:00 p.m.
- Manufacturing and distribution of cannabis products
- Product to be sold to licensed cannabis businesses, not to the general public
- Staff of six (6) at opening, 18-20 staff within 12 months of operation



# SECURITY

- Applicant shall meet or exceed all security requirements of this type of cannabis business as set forth in the Municipal Code.
- Applicant will construct and maintain a security fence with single entry gate.
- Business will maintain security guards for access and protection of site and inventory.
- Security and surveillance system will be IP-based and fully networked.




# CONDITION TOPICS HIGHLIGHT

8) The proposed buildings shall be built with proper permits and comply with all adopted building and fire codes and their amendments.

18) If the site is to be gated, there must be a minimum 22-foot-wide clearance for emergency vehicles to pass through when the gate is opened and area beyond gate must be made accessible to the City of Merced Police, Fire, and Refuse Departments per City standards.

22) The parking lot layout shall comply with all applicable City Standards. Applicant shall obtain all required permits including an encroachment permit with the City Engineering Department if necessary.



# **ENVIRONMENTAL REVIEW #24-06**

STAFF IS RECOMMENDING A  
CATEGORICAL EXEMPTION  
FOR CCBP #24-01 AND #24-02,  
BASED ON SECTION 15332  
FOR IN-FILL PROPERTIES



# **PLANNING COMMISSION ACTION**

APPROVE/DISAPPROVE/  
MODIFY:

- ENVIRONMENTAL  
REVIEW #24-06  
(CATEGORICAL  
EXEMPTION)
- CCBP #24-01 and #24-02  
(MANUFACTURING AND  
DISTRIBUTION) 29  
CONDITIONS